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NEIGHBORHOOD PROFILES

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NEIGHBORHOOD PROFILES

FOR

SAN JOSE, CALIFORNIA

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DEPARTMENT OF PROPERTY AND CODE ENFORCEMENT
HOUSING DIVISION

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INTRODUCTION

PURPOSE

The City of San Jose staff and citizens have begun the process of planning for the next (1978-1979) Community Development Block Grant (CDBG) Program Year. The current program year (1977-1978) completes the first three years of San Jose's participation in the federal program authorized by the Housing and Community Development Act of 1974, as amended. Now, San Jose must plan the activities to be undertaken in the next three years.

Federal law requires that CDBG funds be expended on certain eligible activities primarily benefitting those of low and moderate income. Consistent with this requirement, the San Jose City Council selected for CDBG assistance, five target areas known to have poor housing conditions and considerable proportions of low and moderate income households.

In preparing the recommendations regarding the use of CDBG funds, and in preparing applications to other governmental agencies for housing and community development assistance, the lack of any recent comprehensive analysis of the conditions in San Jose's critical neighborhoods has been repeatedly cited. The most recent report of the magnitude desired is the 1968 Neighborhood Analysis.

Therefore, these Neighborhood Profiles were developed to fill the existing need. Staff Limitations prevented the Neighborhood Profiles from being as detailed as the 1968 Neighborhood Analysis. However, the Profiles report will provide the necessary compilation of updated data required frequently in planning San Jose's future.

USE OF THIS REPORT

The number of areas needing some form of government assistance to improve their conditions is great. However, the amount of money available through the existing government programs continues to be limited. Therefore, the areas in need of assistance must be prioritized. This report is intended to provide the basic data needed to evaluate each area. Further considerations should include: the degree of substandardness, the preservation of previous public investments in the area, and the increased impact by the use of funds in areas adjacent to previous or ongoing rehabilitation programs.

STUDY METHODOLOGY AND SUMMARY OF RECOMMENDATIONS

Preparation of this report involved four basic steps as follows:

- (1) selection of neighborhoods,
- (2) survey of housing conditions,
- (3) compilation of relevant data,
- (4) determination of the types of government programs appropriate in each area.

These major steps are described below.

SELECTION OF NEIGHBORHOODS

The process of selecting the neighborhoods to be included in this report began with a review of all census tracts and portions of census tracts considered in the 1968 Neighborhood Analysis, the 1975 housing conditions survey conducted by the City of San Jose Property and Code Enforcement Department, the 1974 housing conditions survey performed by the same department and the 1972 Model Cities District Plan prepared by Barton-Ashman Associates. Also considered were those census tracts rated as inappropriate or marginally appropriate for additional housing assistance in San Jose's 1977-1978 Housing Assistance Plan. This preliminary analysis resulted in the identification of 53 census tracts in San Jose.

The available housing conditions data and the median incomes of neighborhoods were evaluated at this time. Where substandardness information was available and showed rates less than the estimated citywide rate of 6.5% (subsequently revised downwards 5.27%), the census tracts were eliminated from further consideration. Also, where the median income exceeded 120% of the city's median (\$17,233 in 1975 figures), the prevailing government definition of moderate income, the census tracts were also eliminated.

At this stage, the portions of San Jose that were to be included in the Neighborhood Profiles were established. Housing data was again reviewed and it was determined that the designation of neighborhood boundaries should correspond to census tract boundaries if possible. In some cases, neighborhood boundaries do not correspond to those of census tracts. But these cases are the exceptions. Census tract boundaries were chosen because previous housing data related to census tracts in most cases. Also, socio-economic data was only available at the census tract level. The boundaries of neighborhoods utilized in this report are not necessarily consistent with the perceptions of neighborhood residents. The boundaries were established only to enable the staff and citizens to compare housing and census data over time. Similarly, the names assigned to these neighborhoods were meant to be consistent with previous reports, or to be otherwise descriptive. Residents of the neighborhoods may not relate to the names that have been used in every case.

Recognizing the differentiation of conditions within these neighborhoods, the larger neighborhoods were further divided into "areas." For example, Mayfair Neighborhood consists of four areas: Mayfair Area A, Mayfair Area B, Mayfair Area C and Mayfair Area D. In those neighborhoods with CDBG target areas,

most were separately identifiable "areas." In the case of Mayfair Neighborhood, Mayfair Area B is the CDBG target area. The text of this report is organized around the areas within each neighborhood.

1977 HOUSING CONDITIONS SURVEY

Reviewing the neighborhoods and areas within them, the housing condition data indicated change over time in some areas. In other areas, only very old data was available or none at all. These particular areas were selected to be surveyed by City of San Jose Property and Code Enforcement Department staff. The actual survey was performed in August, September and October, 1977.

In an effort to standardize the judgments that had to be made by the trained surveyors recording the housing conditions, a simple format was adopted. Five aspects of each unit's exterior were evaluated from the street: exterior walls, roof, paint, foundation and porch. Exhibit A is a copy of the form used to record the housing conditions. The survey information for each dwelling unit was then scored according to the rating given to each of these items by the surveyor. Exhibit B shows the system used to score the individual units. Units receiving 0 or 5 points are considered standard (Standard and Conservation). Those receiving 10 points are considered minor substandard and 15 or more points are considered major substandard. Finally, the numbers of units in each of these categories were tabulated for each of the areas surveyed.

FACTORS CONSIDERED IN THE AREA ANALYSES

With the completion of the 1977 Housing Conditions Survey, all necessary data for the creation of this report was available. For each area included in Neighborhood Profiles, the housing conditions (the 1977 data or other recent information if available) were summarized. Socio-economic data from the 1975 Census was included to provide another dimension.

A review of the 1977-1982 Capital Improvement Program and additional needs identified by the City Public Works and Parks and Recreation Departments provided additional insight into area conditions. These capital improvement needs should not be considered all-inclusive, due to the limited staff and time available. However, the needs identified do assist in the analysis of the areas. Also, the street improvements funded under Title II of the Public Works Employment Act of 1976 were listed.

A final element in the description of the areas was consideration of the uses planned for them in San Jose's General Plan.

DETERMINATION OF THE TYPES OF GOVERNMENT PROGRAMS APPROPRIATE FOR THE AREAS

All government programs that potentially could assist these areas were reviewed. They were divided into the following categories:

1. CDBG assistance, including low-interest loans and/or public improvements, is appropriate for the most critical areas in the city. In these areas, housing substandardness is major (7 to 19%) or critical (20% or above)

and median incomes are low (\$7,200 to 11,500) or very low (below \$7,200). However, a combination of major substandardness and low income would not qualify as critical. In some areas, a lack of public improvements is a severe problem, but the substandardness rate is not quite so serious. In these areas, CDBG funded public improvements may be combined with an alternative housing rehabilitation program.

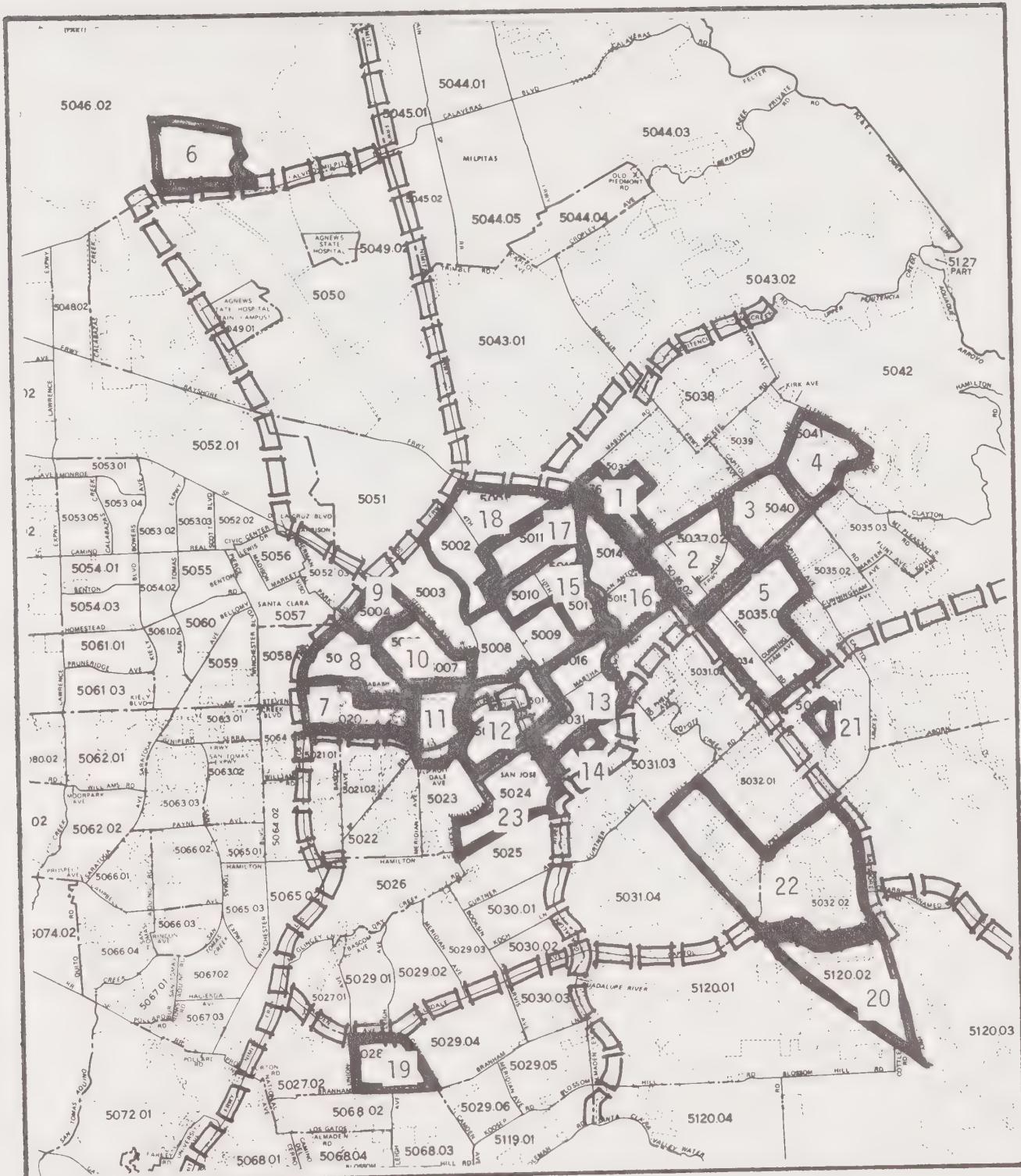
2. In areas with better housing conditions (7 to 19% substandard) and higher incomes (\$7,200 and above), programs such as the California Housing Finance Agency's Neighborhood Preservation Program or the Marks-Foran Residential Rehabilitation Program would be of assistance. These programs offer below-market interest rate rehabilitation financing (at about 7% interest). This assistance requires higher incomes than the CDBG low-interest loans. And it is recognized that although the median incomes of areas are higher than in #1 above, many households will still have very low incomes. Because of this fact, the below-market interest rate loans should be supplemented with CDBG low-interest loans. Also, CDBG funded public improvements may be required in these areas.
3. The Marks-Foran Residential Rehabilitation Program (below-market interest rates on rehabilitation loans) alone, is appropriate in areas with even better conditions. These areas are characterized by minor substandardness rates (below 7%) and median incomes of \$7,200 and above.
4. In areas with substandardness rates of 4% or below, it is determined that no government assistance is required to improve the housing conditions. These areas have a lower substandardness rate than the citywide rate of 5.27%/¹

The table on the following page summarizes the programs identified as suitable in each area. The substandardness rate for each area is also shown.

Table of Recommendations by Area

<u>Areas Suitable for CDBG Assistance</u>	<u>% Sub- stand- ard</u>	<u>Areas Suitable for CHFA-NPP or Marks-Foran Plus CDBG Assistance</u>	<u>% Sub- stand- ard</u>	<u>Areas Suitable for Marks-Foran Assistance</u>	<u>% Sub- stand- ard</u>	<u>Areas Needing No Assistance</u>
Alma	57.42	East Hills Area B	34.79	Alameda Area A	6.55	Alameda Area B
Mayfair Area D	56.41	Campus Area C	18.35	East Mayfair	6.36	Burbank Area A
Gardner Area C	55.67	Campus Area A	15.95	East Hills Area A	6.15	East Gardner Area C
Mayfair Area B	46.75	Anne Darling	14.38	Tropicana Area C	5.62	Edenvale
Gardner Area B	42.22	South San Jose Area A	12.80	Northeast Rosegarden	5.33	Gardner Area A
Mayfair Area C	41.15	Gardner Area E	12.79	Cambrian-Pioneer	5.0	Meadowfair
Alviso	34.5	Civic Center Area A	12.5	South San Jose Area D	4.09	Rosegarden
Gardner Area D	32.54	Civic Center Area B	12.5			South San Jose Area C
Campus Area B	32.16	South San Jose Area B	10.63			South San Jose Area E
Olinger Area B	27.0	Burbank Area B	10.24			South San Jose Area F
Mayfair Area A	25.49	Northside Area A	9.41			Tropicana Area A
Northside Area B	23.94	Tropicana Area B	8.24			
Olinger Area A	18.2	East Hills Area C	7.02			
East Gardner Area A	13.92	Alameda Area C	5.55			
Lincoln	11.8	Willow Glen	5.0			
East Gardner Area B	8.44					

LOCATIONS OF NEIGHBORHOODS



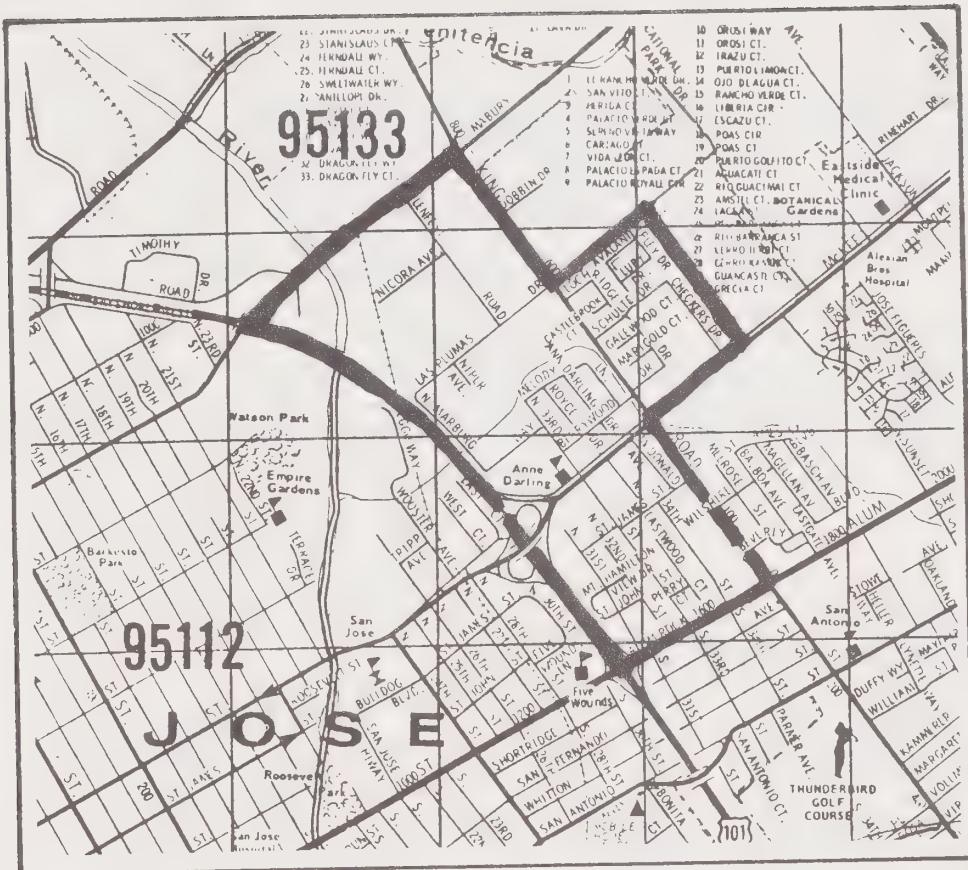
• Neighborhood Boundaries

- Planning Area Boundaries

NEIGHBORHOODS

- | | | |
|-----------------|-------------------------|----------------------|
| 1. Anne Darling | 9. Northeast Rosegarden | 17. Northside |
| 2. Mayfair | 10. Alameda | 18. Civic Center |
| 3. East Mayfair | 11. Lincoln | 19. Cambrian-Pioneer |
| 4. East Hills | 12. Gardner | 20. Edenvale |
| 5. Tropicana | 13. East Gardner | 21. Meadowfair |
| 6. Alviso | 14. Alma | 22. South San Jose |
| 7. Burbank | 15. Campus | 23. Willow Glen |
| 8. Rosegarden | 16. Olinder | |

ANNE DARLING



A. Location

Located in the Alum Rock Planning Area, the boundaries of this area are Mabury Road, King Road, Las Plumas, the back lot on the eastside of Ripley and Checkers Drives, McKee Road, King Road, Alum Rock and Route 101.

B. Summary and Recommendations

This area has a major substandardness rate. The median income is moderate. The percentage of owner-occupants is average. The area has a high percentage of elderly residents. Street improvements in the area are the only currently unfunded capital needs. Residential uses are provided generally south of Silver Creek and east of King Road, where rehabilitation would be appropriate.

Based on the major substandardness rate and the moderate incomes in the area, the conditions could best be improved by a combination of two types of programs. CDBG assistance would be suitable only in conjunction with designation of the area as a CHFA Neighborhood Preservation Area or a Marks-Foran Rehabilitation Area.

C. Characteristics of the Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	994	
Substandard	143	14.38
Major (15+)	85	8.55
Minor (10)	58	5.83
Standard	851	85.61
Conservation (5)	270	27.16
Standard (0)	581	58.45

2. Socio-Economic Data (1975 - C.T. 5036.01)

Median Income - \$8,034

Ethnic Minority Households - 58.5%

Tenure 43.7% owner-occupied

Elderly (62+ yrs.) 14.1%

Size of Household - 2.96 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Sanitary Sewer Project: The East San Jose Interceptor Sewer Project included in the program is required to provide additional capacity to existing trunk sewers located east of Coyote Creek.

(2) Public Works Bill

There are no streets listed as improved by Public Works Bill funds in this area.

b. Additional Needs

The Department of Public Works has identified street improvements needed on these streets:

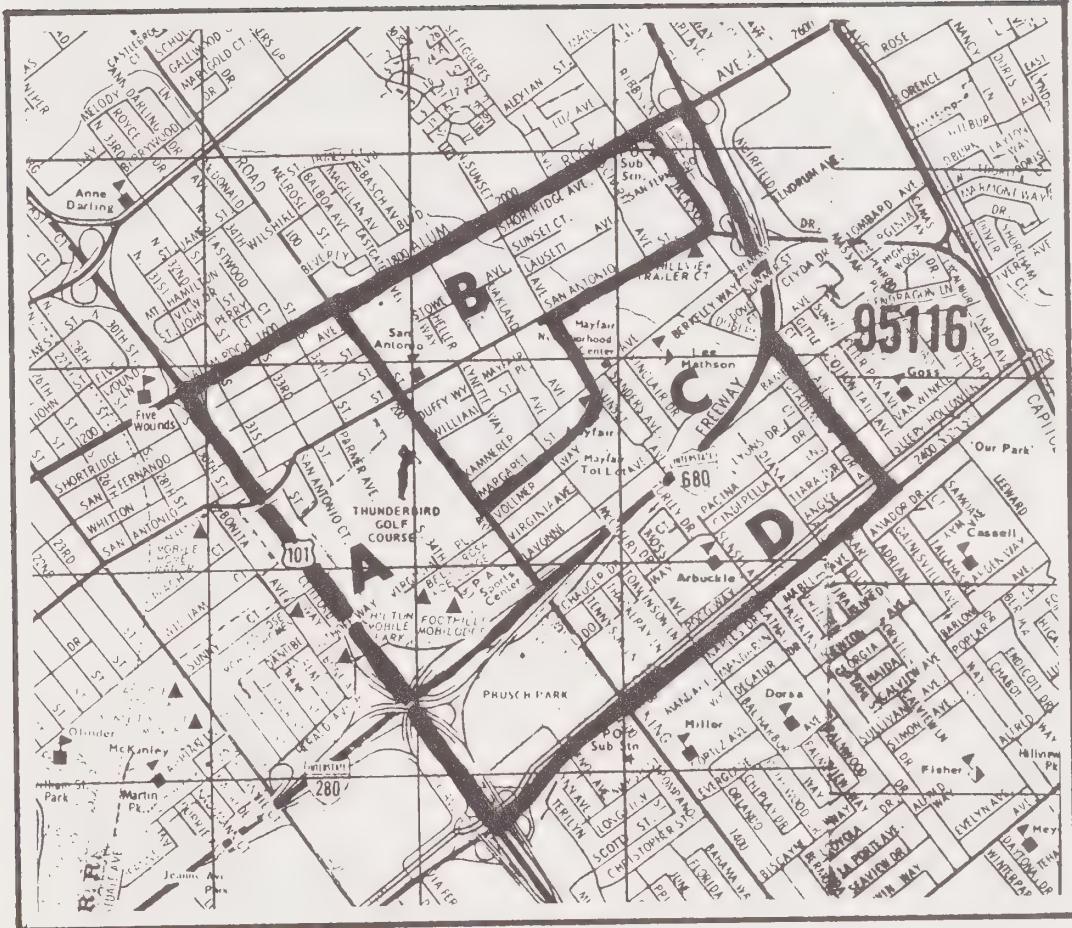
Anne Darling, between McKee and Berrywood
Las Plumas, between Mabury and Nipper
Nipper, between Las Plumas and south end
Las Plumas, between Lenfest and King

There are no parks in the area or planned there. Overfelt Gardens, located outside of the area, is serving the residents of Anne Darling. Plata Arroyo Park, also located outside of the area, will serve the residents when complete.

4. Land Use

North of Silver Creek and west of King Road is planned for Light Industrial use. The remaining area west of King Road is designated for Medium Density (8 DU/AC) Residential with Commercial uses fronting on Alum Rock Avenue, McKee Road and Route 101 north of McKee Road. On the northwest corner of North 33rd and McKee Road is Anne Darling School (Public/Quasi-Public). North of the school is a small section designated for High Density (12-25 DU/AC) Residential use. East of King Road includes Medium Density (8 DU/AC) Residential, Very High Density (25-40 DU/AC) Residential, and High Density (12-25 DU/AC) Residential.

MAYFAIR



MAYFAIR AREA A

A. Location

Located in the Alum Rock Planning Area, the boundaries are Alum Rock Avenue, Route 101, King Road and Story Road. There is a small county pocket in the area which includes part of Parmer Avenue, San Antonio Court and South Thirty-first Street.

B. Summary and Recommendations

This area has been rated as critically substandard in a survey of its housing conditions. It, also, has a low income level as compared to the City median. The percentage owner-occupants is average. Substantial street improvements are needed in the area and are currently unfunded. Land uses in the area are primarily Median High Density and public park and open space.

Because of the critical substandardness rate, low incomes, and need for substantial public improvements, this area would be suitable for the CDBG assistance program.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	451	
Substandard	115	25.49
Major (15+)	111	24.61
Minor (10)	4	0.88
Standard	336	74.49
Conservation (5)	17	3.76
Standard (0)	319	70.73

2. Socio-Economic Data (1975 - C.T. 5036.02)

Median income - \$7,688

Ethnic Minority Households - 66.3%

Tenure 51.4% owner-occupied

Elderly (62+ yrs.) 9.3%

Size of Household - 3.44 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Sanitary Sewer Project: East San Jose Interceptor Sewer Project included in the program is required to provide additional capacity to existing trunk sewers located east of Coyote Creek.

MAYFAIR AREA A

(2) Public Works Bill

Improvements were made with funding from the Public Works Bill on the following streets:

Virginia Place: King Road to West end
34th Street: North end to P.A.L. Stadium

b. Additional Needs

The Public Works Department has identified curbs, gutters, sidewalks and street lights as being needed on streets within the boundaries of Santa Clara, Route 101, San Antonio, and King Road. P.A.L. Stadium and Prusch Park, city-wide facilities, are located in the area.

4. Land Use

The portion of this census tract, including and south of the P.A.L. Sports Center, is planned for Public Park and Open Space use. Virginia Avenue and Virginia Place are designated for Medium Density (8 DU/AC) Residential. North of this area is the golf course which is shown as Private Recreation in the General Plan. Between the golf course and San Antonio Street, Medium High Density (8 - 12 DU/AC) Residential is provided. The remainder of the Census Tract is planned for Medium Density (8 DU/AC) Residential uses, with Commercial on the Alum Rock Avenue Frontage.

MAYFAIR AREA B - CDBG TARGET AREA

A. Location

Located in the Alum Rock Planning Area. Boundaries of the area are King Road, the back lot line between Margaret and Vollmer to Mayfair School, the back lot line on the east side of Sunset, the back lot line on the south side of San Antonio, Jackson Avenue, and Alum Rock Avenue.

B. Summary and Recommendations

This area has a critical substandardness rate, with very low income. The percentage of owner-occupants is low compared to the city average. This area was a CDBG target area and based on the critical substandardness rate and very low incomes CDBG assistance would continue to be suitable in the area.

C. Characteristics of Area

1. Housing Conditions

	No. Units	Percentage
Total	556	46.75
Substandard	260	
Major (15+)	174	31.29
Minor (10)	86	15.46
Standard	296	53.23
Conservation (5)	110	19.78
Standard (0)	186	33.45

2. Socio-Economic Data (1975 - C.T. 5037.02)

Median Income - \$5,961
Ethnic Minority Households - 88%
Tenure 31.4% owner-occupied
Elderly (62+ yrs.) 6.5%
Size of Household - 3.59 persons

3. Capital Improvements

a. Planned

(1) 1977-82 Capital Improvement Program

Sanitary Sewer Project: East San Jose Interceptor Sewer Project is included in the program and is required to provide additional capacity to existing trunk sewers located east of Coyote Creek.

MAYFAIR AREA B - CDBG TARGET AREA

(2) Public Works Bill

No improvements were made in the area with funding from the Public Works Bill.

b. Additional Needs

Most streets in the area have been improved with CDBG funds. Some resurfacing work remains and will be completed with third year CDBG street improvements funds if sufficient amounts are available. There are no parks located in the area, residents are served by Mayfair Park and Neighborhood Center adjacent to the area.

4. Land Use

The Alum Rock Avenue frontage is planned for Commercial use, with High Density (12-25 DU/AC) Residential backing up to the Commercial frontage. Except for the Public/Quasi-Public use (school) near King Road on San Antonio Street, the remainder of the property north of San Antonio Street is designated for Medium High Density (8-12 DU/AC) Residential. The portion between San Antonio Street and Margaret Street is primarily Medium Density (8.0 DU/AC) Residential with some Medium High Density (8-12 DU/AC) Residential parcels.

MAYFAIR AREA C

A. Location

This area is located in the Alum Rock Planning Area. The boundaries are King Road, the back lot line between Vollmer and Margaret, through Mayfair School, the back lot line on the east side of Sunset Avenue, the back lot line on the south side of San Antonio Street, Jackson Avenue, Alum Rock Avenue, and Route 680.

B. Summary and Recommendations

This area has a critical substandardness rate and the income levels are very low. Compared to city average, the percentage of owner-occupants is low. Unfunded capital improvements needed in this area include street and park improvements. The area is primarily planned for residential uses, appropriate for rehabilitation.

Due to the critical substandardness rate, the very low incomes and substantial capital improvements needed, this area would be best improved using the CDBG assistance program.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	413	
Substandard	170	41.15
Major (15+)	112	27.11
Minor (10)	58	14.04
Standard	243	58.83
Conservation (5)	125	30.26
Standard (0)	118	28.57

2. Socio-Economic Data (1975 - C.T. 5037.02)

Median Income - \$5,961
Ethnic Minority Households - 88.3%
Tenure 31.4% owner-occupied
Elderly (62+ yrs.) 6.5%
Size of Household - 3.59 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Sanitary Sewer Project: East San Jose Interceptor Sewer Project was included in the program. It is required to provide additional capacity to existing trunk sewers located east of Coyote Creek.
Parks: Mayfair Park and Mathson Junior High School are scheduled for improvements in the 5-Year (1977-1982) Capital Improvement Program.

MAYFAIR AREA C

(2) Public Works Bill

The Public Works Bill provided improvements on the following streets:

Vollmer Avenue, King to east end
Virginia Avenue, 34th Street to McCreery
Lavonne Avenue, King Road to Sunset Avenue
Dobern Avenue, Kammerer to south end
Berkeley Way, Dobern Avenue to Jackson Street

b. Additional Needs

The Public Works Department has listed street deficiencies on the following streets:

Sanders, Kammerer to Sunset
Sinclair, Kammerer to south end
Lavonne, McCreery to Sunset

Street and miscellaneous improvements are needed at the Mayfair Tot Lot. Although Mayfair Park is included in the Capital Improvement Program, there are additional unfunded needs for park development.

4. Land Use

Two major school sites (Public/Quasi-Public) and an adjoining park (Public Park and Open Space) comprise a significant portion of this area. Otherwise, the land west of Sunset Avenue is designated for Medium Density (8 DU/AC) Residential. East of Sunset Avenue, the area is planned for Medium High Density (8-12 DU/AC) Residential.

MAYFAIR AREA D

A. Location

This area is located in the Alum Rock Planning Area. Boundaries are Story Road, King Road, Rt. 680, and Jackson Avenue.

b. Summary and Recommendations

The housing conditions in this area are critically substandard. The income level is low with an average percentage of homeowners in the area. The only Capital Improvement needed in the area, a sanitary sewer project, is funded. The northern half of the area is primarily planned for Medium Density Residential. The southern half of the area is a mixture of Commercial, Very High Density Residential and Medium High Density Residential.

Based on the critical housing conditions and low incomes, portions of this area would be suitable for CDBG rehabilitation assistance.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	514	
Substandard	290	56.41
Major (15+)	189	36.77
Minor (10)	101	19.64
Standard	224	43.57
Conservation (5)	145	28.21
Standard (0)	79	15.36

2. Socio-Economic Data (1975 - C.T. 5037.03)

Median Income - \$8,937
Ethnic Minority Households - 77.6%
Tenure 40.4% owner-occupied
Elderly (62+ yrs.) 2.4%
Size of Households - 3.77 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Sanitary Sewers Project: East San Jose Interceptor Sewer Project included in the program is required to provide additional capacity to existing trunk sewers located east of Coyote Creek.

(2) Public Works Bill

No street improvements were funded from the Public Works Bill for the area.

MAYFAIR AREA D

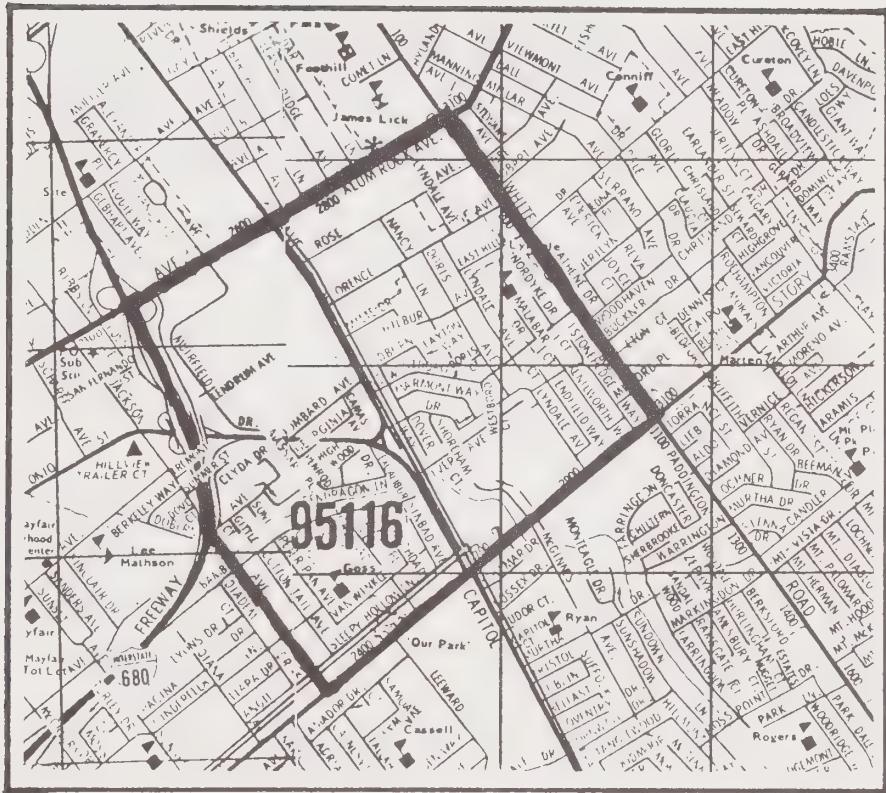
b. Additional Needs

There have been no street deficiencies identified by the Department of Public Works. There are no parks developed in the area. However, Prusch Park, when developed, will serve the area. The area is also served by Capitol Park.

4. Land Use

The northern half of this area is basically planned for Medium Density (8 DU/AC) Residential, with one small Medium High Density (8-12 DU/AC) Residential parcel and one parcel designated for Public Park and Open Space. The southern half contains a mixture of Commercial, Very High Density (25-40 DU/AC) Residential, High Density (12-25 DU/AC) Residential, Medium High Density, Public/Quasi-Public and Public Park and Open Space uses .

EAST MAYFAIR



EAST MAYFAIR

A. Location

Located in the Alum Rock Planning Area, the boundaries of the area are Alum Rock Avenue, White Road, Story Road, Jackson Avenue, and Route 680.

B. Summary and Recommendations

This area is characterized by a minor substandardness rate and a low income level compared to the city median. The owner-occupant percentage is average. There are additional unfunded street and park improvements needed in the area. The area is primarily designated for Medium Density Residential uses.

Because of the minor substandardness rate, this area would be suitable for below market interest rate programs such as Marks-Foran.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	1460	
Substandard	93	6.36
Major (15+)	54	3.69
Minor (10)	39	2.67
Standard	1367	93.62
Conservation (5)	162	11.09
Standard (0)	1205	82.53

2. Socio-Economic Data (1975 - C.T. 5040)

Median Income - \$9,718

Ethnic Minority Households - 69.5%

Tenure 46.4% owner-occupied

Elderly (62+ yrs.) 2.9%

Size of Household - 3.89 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Street Improvements: Improvements to White Road are planned in the 5-Year Capital Improvement Program 1977-1982.

Parks: Capitol Park is to be improved through the 5-Year Capital Improvement Program.

(2) Public Works Bill

There were no streets improved in the area by the Public Works Bill.

EAST MAYFAIR

b. Additional Needs

The Public Works Department has identified deficiencies on the following streets:

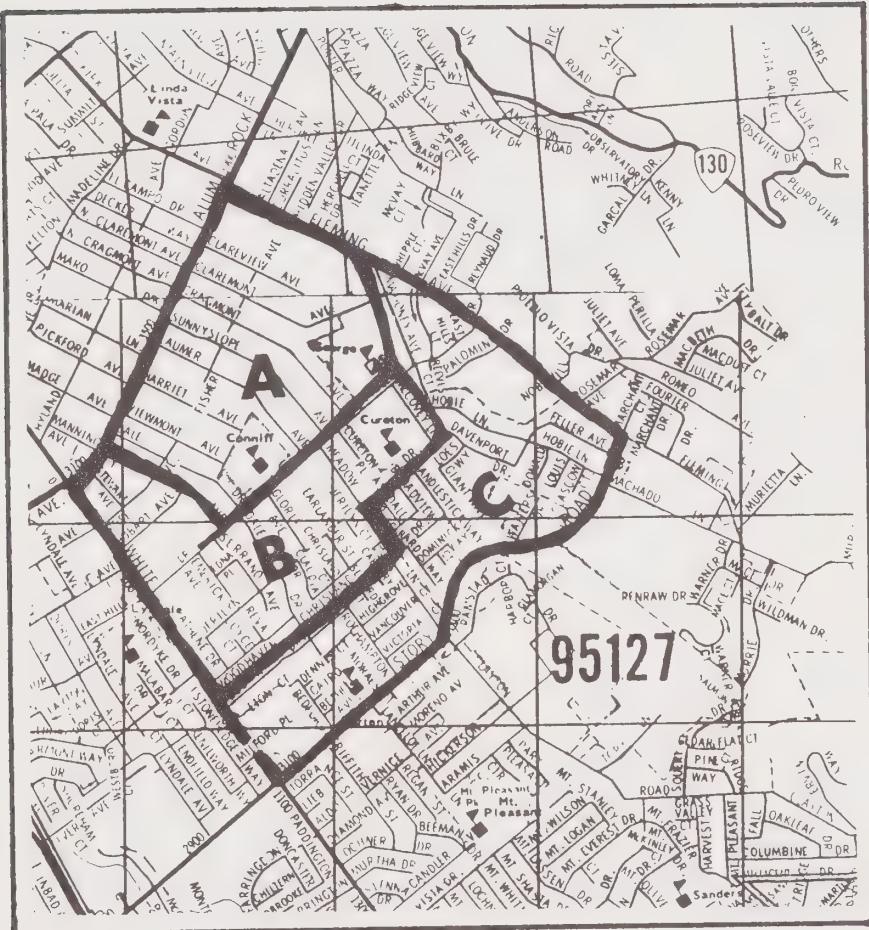
Florence, between Capitol and White
East Hills, between Lyndale and White

Although some improvements to Capitol Park are included in the C.I.P., there are still unfunded needs remaining.

4. Land Use

This census tract is primarily designated for Medium Density (8 DU/AC) Residential uses. Commercial uses along Alum Rock Avenue, Story Road, and Capitol Avenue are also provided. North of Florence Avenue, Very High Density (25-40 DU/AC) and High Density (12-25 DU/AC) Residential uses are allowed. On the western side of the intersection of Capitol Avenue and Capitol Expressway, a parcel is designated for Medium High Density (8-12 DU/AC) Residential uses. Two Public/Quasi-Public parcels are also included, one with an adjoining Public Park and Open Space use.

EAST HILLS



EAST HILLS AREA A

A. Location

Located in the Alum Rock Planning Area. Boundaries are Alum Rock, the back lot line between Millar Avenue and Dale Drive, the back lot line on the north side of East Hills Drive and the back lot line on the west side of Mahoney Avenue and Fleming Avenue. Most of the area is located in the county.

B. Summary and Recommendations

This area has a minor substandardness rate. The income level is moderate with a high level of owner occupancy. The extent of the public improvements needed in the county areas is unknown at this time. The area is predominantly planned for Medium Density Residential uses.

Due to the minor substandardness rate, this area would be suitable for below market interest rate programs such as the Marks-Foran program. Supporting this conclusion is the fact that the incomes, although low compared with the city median, are higher than most other areas surveyed.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	503	
Substandard	31	6.15
Major (15+)	12	2.38
Minor (10)	19	3.77
Standard	472	93.83
Conservation (5)	121	24.05
Standard (0)	351	69.78

2. Socio-Economic Data (1975 - C.T. 5041)

Median Income - \$13,768
Ethnic Minority Households - 46.5%
Tenure 88.5% owner-occupied
Elderly (62+ yrs.) 2.3%
Size of Household - 3.98 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

No improvements for this area were included in the Capital Improvement Program.

EAST HILLS AREA A

(2) Public Works Bill

There were no streets improved in this area by the Public Works Bill.

b. Additional Needs

The City Public Works Department has not identified street improvements as being needed in the incorporated portions of the area. However, some streets under county jurisdiction may need improvement. There is no park located in or planned for the area. The area is served by Mount Pleasant Park.

4. Land Use

This entire area is planned for Medium Density (8 DU/AC) Residential with the exception of three Public/Quasi-Public parcels.

EAST HILLS AREA B

A. Location

This area is located in the Alum Rock Planning Area. It is bordered by White Road, the back lot line on the south side of Woodhaven and Chrisland Drive, the back lot line on the east side of Meadow Lane, the back lot line on the south side of Jerilyn Drive, the back lot line on the east side of McCovey Lane, the back lot line on the north side of East Hills Drive, the back lot line between Millar Avenue and Dale Drive, and Alum Rock Avenue. Almost all of this area is under county jurisdiction.

B. Summary and Recommendations

This area has critically substandard housing conditions. The income level is moderate. The percentage of owner-occupants is high. The extent of the public improvements needed in the county areas is unknown at this time. The area is primarily designated Medium Density with some Commercial uses.

Based on the critical substandardness rate and moderate incomes in the area, the conditions could best be improved by a combination of two types of programs. CDBG assistance would be suitable only in conjunction with designation of the area as a CHFA Neighborhood Preservation Area or a Marks-Foran Rehabilitation Area.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	635	
Substandard	221	34.79
Major (15+)	147	23.14
Minor (10)	74	11.65
Standard	414	65.19
Conservation (5)	138	21.73
Standard (0)	276	43.46

2. Socio-Economic Data (1975 - C.T. 5041)

Median Income - \$13,768
Ethnic Minority Households - 46.5%
Tenure 88.5% owner-occupied
Elderly (62+ yrs.) 2.3%
Size of Household - 3.98 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Street Improvements: White Road is designated for improvement in the 5-Year Capital Improvement Program 1977-1982.

EAST HILLS AREA B

(2) Public Works Bill

There were no street improvements made in this area with the Public Works Bill.

b. Additional Needs

The City Public Works Department has not identified street deficiencies in the incorporated portions of this area. However, the streets under county jurisdiction may need improvement. There are no parks located in or planned for the area. However, Mount Pleasant Park serves the area.

4. Land Use

This area is designated primarily for Medium Density (8 DU/AC) Residential uses. Commercial use is provided at the corner of White Road and Alum Rock Avenue. There is also a Public/Quasi-Public parcel in the area (Cureton School).

EAST HILLS AREA C

A. Location

Located in the Alum Rock Planning Area, the boundaries are Story Road, Fleming Avenue, the back lot line on the west side of Mahoney Avenue, the back lot line on the south side of Jerilyn Drive, the back lot line on the east side of Meadow Lane, back lot lines on the south side of Chrisland Drive and Woodhaven Avenue and White Road. About half of this area is in the county.

B. Summary and Recommendations

The area has a major housing substandardness problem. The median income is moderate. A high percentage of the residents are owner-occupants. The extent of the public improvements needed in the county areas is unknown at this time. The area is predominantly Medium Density Residential.

Based on the major substandardness rate, the moderate median income, and probable need for street improvements in the area, this area could best be improved by a combination of two types of programs. CDBG assistance would be suitable only in conjunction with designation of the area as a CHFA Neighborhood Preservation Area or a Marks-Foran Rehabilitation Area.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	626	
Substandard	44	7.02
Major (15+)	15	2.39
Minor (10)	29	4.63
Standard	582	92.96
Conservation (5)	96	15.33
Standard (0)	486	77.63

2. Socio-Economic Data (1975 - C.T. 5041)

Median Income - \$13,768
Ethnic Minority Households - 46.5%
Tenure 88.5% owner-occupied
Elderly (62+ yrs.) 2.3%
Size of Household - 3.98 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Street Improvements: White Road is designated for improvement in the 5-Year Capital Improvement Program 1977-1982.

EAST HILLS AREA C

(2) Public Works Bill

There were no street improvements made in this area with funding from the Public Works Bill.

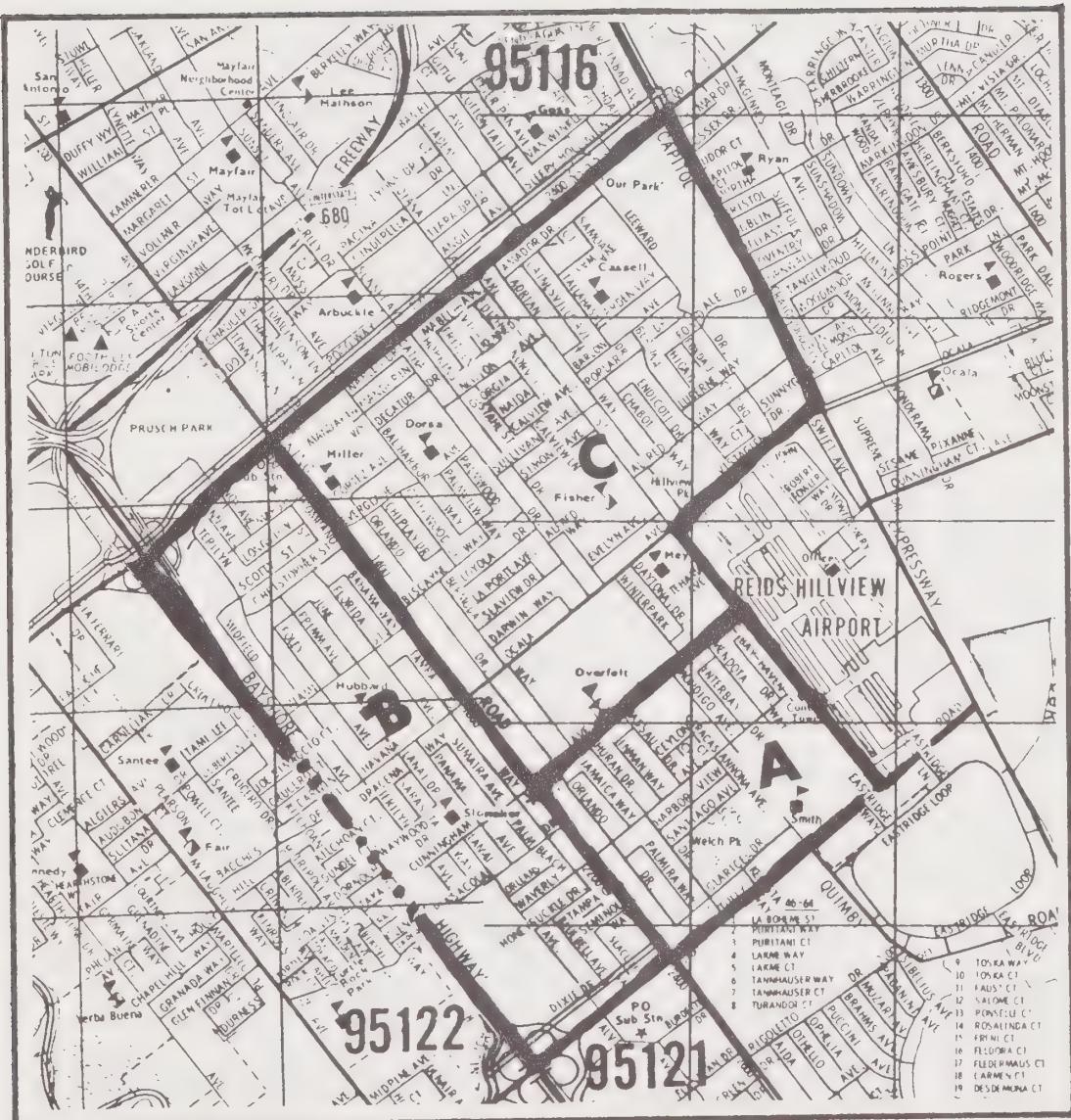
b. Additional Needs

There have been no street deficiencies in incorporated areas identified by the City Public Works Department. However, some streets under county jurisdiction may need improvement. There are no parks in the area, and none planned there. However, the area is served by the Mount Pleasant Park.

4. Land Use

Medium Density (8 DU/AC) Residential is the predominant use in this area. Commercial use is provided at the corner of Story Road and White Road. Also, two parcels are designated for Public/Quasi-Public use.

TROPICANA



TROPICANA - AREA A

A. Location

The area is bounded by Cunningham Avenue, King Road, Tully Road and Reid-Hillview Airport. It is part of the Alum Rock Planning Area.

B. Summary and Recommendations

The area's housing conditions are relatively good and are rated minor, with a moderate income level. There is a high percentage of owner occupants. The only scheduled Capital Improvement is Welch Park. The area is primarily planned for medium density residential uses. Commercial uses are planned for the Tully Road frontage.

Because the substandardness rate is below 4% this area is not recommended for rehabilitation assistance.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	656	
Substandard	1	0.15
Major (15+)	0	0.00
Minor (10)	1	0.15
Standard	655	99.84
Conservation	58	8.84
Standard (0)	597	91.00

2. Socio-Economic Data (1975-C.T. 5033.01)

Median Income - \$12,757
Ethnic Minority Households - 60.7%
Tenure 72.3% owner-occupied
Elderly (62+ yrs.) 2.2%
Size of Household - 4.06

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Parks - Welch Park was included for improvement in the 5-year capital improvement program 1977-1982.

TROPICANA - AREA A

2. Public Works Bill

No streets were improved with funding from the Public Works Bill.

b. Additional Needs

The Department of Public Works has not identified any street deficiencies for the area. There are no additional park needs.

4. Land Use

The primary use planned for this area is Medium Density (8 DU/AC) Residential. Public/Quasi-Public uses are also included as are Industrial Park (Speedway) and Public Park and Open Space uses. The Tully Road frontage is planned for Commercial uses.

TROPICANA AREA B

A. Location

Area boundaries are Story Road, Route 101, King Road and Tully Road. It is part of the Alum Road Planning Area.

B. Summary and Recommendations

This area has a major substandardness rate, with income at a low level. The owner occupants percentage is average. No Capital Improvements are scheduled for the area. The area is planned for medium density residential uses. There are commercial uses along Story and Tully Roads. The area south of Ocala bordering Route 101 is designated for high density residential use.

Based on the major substandardness rate and low median income in the area, the housing conditions in this area could best be improved by a combination of two types of programs. CDBG housing rehabilitation assistance would be suitable only in conjunction with designation of the area as a CHFA Neighborhood Preservation Area or a Marks-Foran Rehabilitation area.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	1732	
Substandard	143	8.24
Major (15+)	54	3.11
Minor (10)	89	5.13
Standard	1589	91.74
Conservation (5)	243	14.03
Standard (0)	1346	77.71

2. Socio-Economic Data (1975 - C.T. 5034)

Median Income - \$10,490
Ethnic Minority Households - 69.8%
Tenure 55.7% owner-occupied
Elderly (62+ yrs.) - 2.2%
Size of Household - 4.22 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

No improvements for this area were included in the program.

(2) Public Works Bill

There were no streets improved under the Public Works Bill funding.

TROPICANA AREA B

b. Additional Needs

The Department of Public Works has not identified any street deficiencies. There are no parks in the area and none planned there.

4. Land Use

This area is planned principally for Medium Density (8 DU/AC) Residential. South of Ocala and bordering Route 101 is property designated for High Density (12-25 DU/AC) Residential use. Commercial uses are provided on Story Road and Tully Road. Two schools (Public/Quasi-Public) are located in the area.

TROPICANA AREA C

A. Location

Area boundaries are Story Road, Capitol Expressway, Ocala Avenue, the western border of Reid-Hillview Airport, Cunningham Avenue, and King Road. It is part of the Alum Rock Planning Area.

B. Summary and Recommendations

A survey of housing conditions shows this area has a minor substandardness rate. Compared to other areas the income level is low. The percentage of homeowner occupants is at a high level. Capital Improvements planned are improvements in Hillview and Cassell Parks. The majority of the land use for the area is medium density residential.

Due to the minor substandardness rate and adequacy of public improvements, below market interest rate loans such as those available through the Marks-Foran Program would be a suitable form of assistance in this area.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	2075	
Substandard	117	5.62
Major (15+)	50	2.40
Minor (10)	67	3.22
Standard	1958	94.35
Conservation (5)	226	10.89
Standard (0)	1732	83.46

2. Socio-Economic Data (1975 - C.T. 5035.01)

Median Income - \$11,079
Ethnic Minority Households - 74.2%
Tenure 73.1% owner-occupied
Elderly (62+ yrs.) 2.1%
Size of Household - 4.67 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Parks: Development of Cassell Park and partial development of Hillview Park improvement in the 5-year capital improvement program 1977-1982.

TROPICANA AREA C

(2) Public Works Bill

No streets were improved under the Public Works Bill funding.

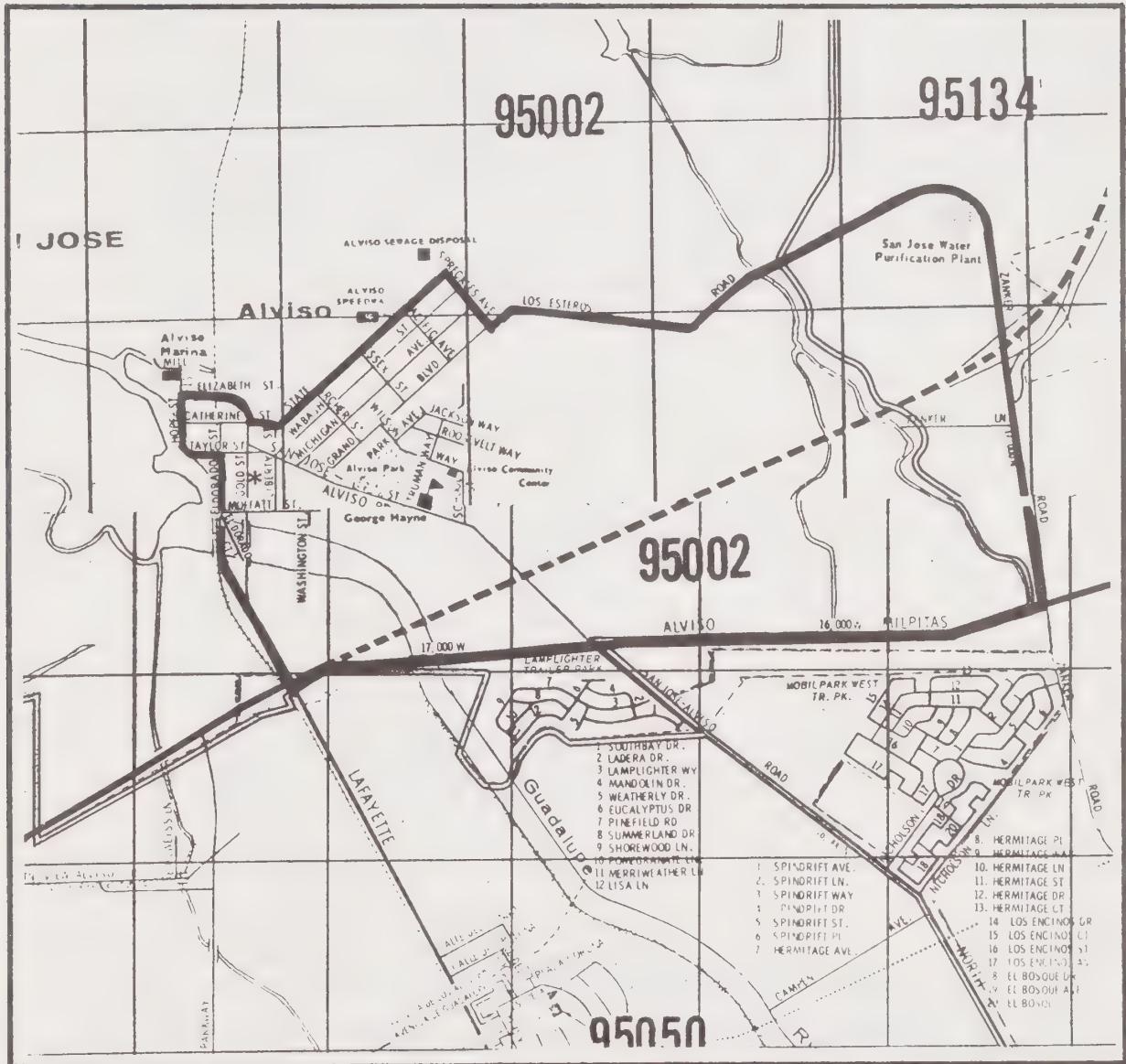
b. Additional Needs

The Department of Public Works has not identified any street deficiencies for the area. Part of the development of Hillview Park is unfunded. The area is also served by Prusch and Capitol Park.

4. Land Use

The predominant use in this area is Medium Density (8 DU/AC) Residential. Several schools (Public/Quasi-Public) with associated parks (Public Park and Open Space) are within the area. Very High Density (25-40 DU/AC) Residential use is provided for a parcel adjacent to the Capitol Expressway. Limited Commercial use is planned along King Road and Story Road.

ALVISO



ALVISO

A. Location

Located in the Alviso Planning Area, the area is bordered on the south by Mountain View-Alviso Road (Route 237), Zanker Road, Los Esteros Road, Spreckles Avenue, State Street, Catherine Street, Elizabeth Street, Hope Street, Taylor Street and Eldorado Street.

B. Summary and Recommendations

This area has a critical housing substandardness rate and the median income is low in comparison with the citywide median. The percentage of owner-occupants is also lower than the city average. Although several capital improvement projects are scheduled in the area, considerable unfunded capital needs remain. The portion of the area planned for residential use would be appropriate for rehabilitation.

Due to the critical substandardness rate, low incomes and need for substantial public improvements, the area would be suitable for CDBG assistance.

C. Characteristics of Area

1. Housing Conditions

1975 Survey: Total substandard 34.5%
1975 Census: 405 total dwelling units

2. Socio-Economic Data (1975 - C.T. 5046.02)

Median Income - \$9,206
Ethnic Minority Households - 73.4%
Tenure 38.4% owner-occupied
Elderly (62+ yrs.) 3.6%
Size of Household - 4.11 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Storm Sewers: The 5-year C.I.P. provides for improvements to the Alviso storm drainage system, with funding from the CDBG program.

Fire Protection: Construction of a two-door 6,000 square foot fire station near Zanker Road and Route 237 is included in the program.

Sanitary Sewers: The C.I.P. includes the engineering costs involved in planning the supplementing and rehabilitation of the existing sanitary sewer system in Alviso.

(2) Public Works Bill

No streets in this area were improved by Public Works Bill funds.

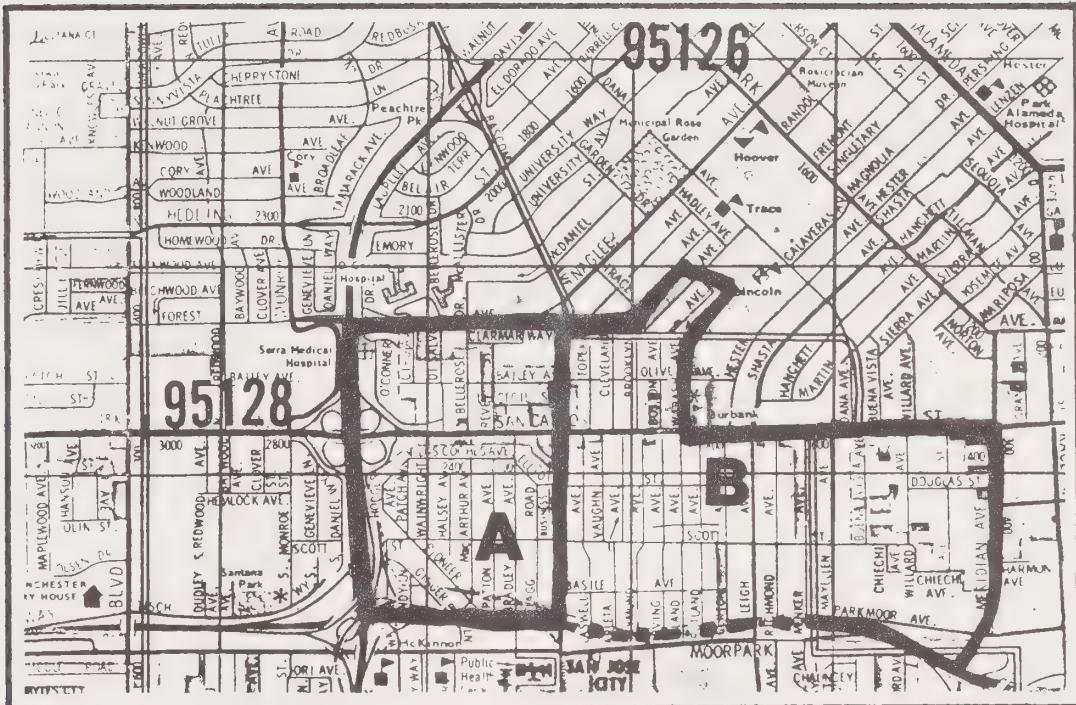
b. Additional Needs

All residential streets in Alviso need at least some improvements.

4. Land Use

The residential portion (Medium Density 8 DU/AC) comprises a small percentage of the entire area. Other uses include commercial and Public/Quasi-Public uses associated with the residential area, other Public/Quasi-Public, Public Park and Open Space, Private Open Space, Light Industrial, and Industrial Park uses.

BURBANK



BURBANK AREA A

A. Location

Located within the Central Planning Area, this area is bordered by Forest Avenue, Route 17, Route 280 and the back lot line on the east side of Bascom Avenue.

B. Summary and Recommendations

The substandardness rate in this area is minor. The median income of the residents is low and the percentage of owner-occupants is lower than the city average. A significant proportion of the residents are elderly. No capital improvements are planned in this area. South of San Carlos Street, the area is planned and suitable for continued residential use. North of San Carlos, the residential use is High Density and subject to the Commercial and Office uses surrounding it. The entire area is predominantly unincorporated.

Because of the low substandardness rate in this area, no assistance is recommended at this time.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	680	
Substandard	11	1.61
Major (15+)	6	0.88
Minor (10)	5	0.73
Standard	669	98.37
Conservation (5)	31	4.55
Standard (0)	638	93.82

2. Socio-Economic Data (1975 - C.T. 5020)

Median Income - \$8,622
Ethnic Minority Households - 38.8%
Tenure - 24.2% owner-occupied
Elderly (62+ yrs.) 14.1%
Size of Household - 2.18 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

No projects in this area are proposed in the Capital Improvement Program.

(2) Public Works Bill

No streets in this area were improved with Public Works Bill funds.

BURBANK AREA A

b. Additional Needs

The City Public Works Department has not identified any streets in the incorporated area as needing improvement. However, unincorporated streets may need improvement. Although there are no parks within the area, it is served by the neighboring Rosegarden and San Jose City College facilities.

4. Land Use

North of San Carlos Street, several uses are shown in the General Plan: Commercial on San Carlos Street, Office on Forest, Public/Quasi-Public and High Density (12-25 DU/AC) Residential. South of San Carlos Street is nearly all Medium Density (8 DU/AC) Residential, except the frontage on Bascom Avenue and two major corners on San Carlos which are designated as Commercial.

BURBANK AREA B

A. Location

The area is located within the Central Planning Area. It is bordered by the back lot line on the east side of Bascom Avenue, Route 280, Meridian Avenue, San Carlos Street, Wabash Avenue, Forest Avenue, Boston Avenue, the back lot line between Brooklyn and Cleveland, and Forest Avenue.

B. Summary and Recommendations

The substandardness rate indicates major deterioration in the area. The median income of the residents is low. The percentage of owner-occupants in the area is lower than the city average. Also, there is a significant proportion of elderly residents in the area. The capital improvements needed and unfunded in the area are street-related, and located in unincorporated sections. Major portions of the area are suitable for continuing residential use. The entire area is primarily unincorporated.

Based on the major substandardness rate and low median income in the area, the conditions in this area could best be improved by a combination of two types of programs. CDBG assistance would be suitable only in conjunction with designation of the area as a CHFA Neighborhood Preservation Area or a Marks-Foran Rehabilitation Area.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	2294	
Substandard	235	10.24
Major (15+)	143	6.23
Minor (10)	92	4.01
Standard	2059	89.75
Conservation (5)	245	10.68
Standard (0)	1814	79.07

2. Socio-Economic Data (1975 - C.T. 5020)

Median Income - \$8,622
Ethnic Minority Households - 38.8%
Tenure 24.2% owner-occupied
Elderly (62+ yrs.) 14.1%
Size of Household - 2.18 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

The program did not include any projects in this area.

BURBANK AREA B

(2) Public Works Bill

No streets in this area were improved with Public Works Bill funds.

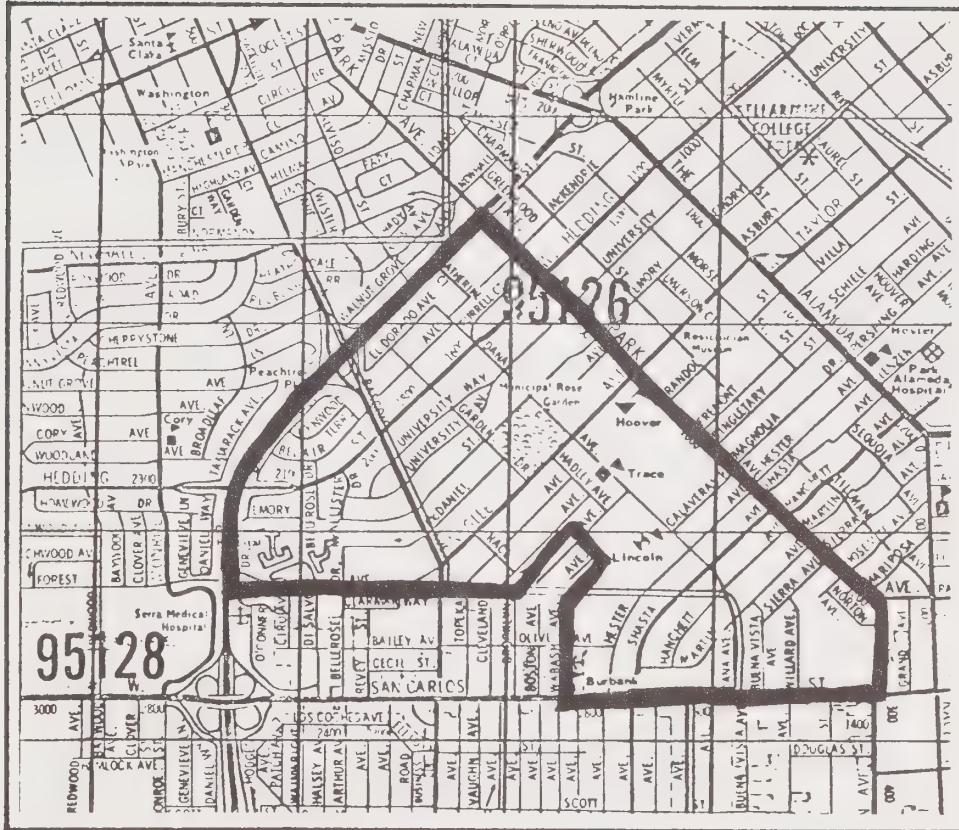
b. Additional Needs

The City Public Works Department has not identified any streets in incorporated portions as needing improvement. However, there are streets in unincorporated parts of the neighborhood that do need improving. Regarding recreational facilities, there are no parks in the area. The nearby facilities at San Jose City College and the Rosegarden do serve the area, though.

4. Land Use

From Mayellen Avenue west, the area is planned for Medium Density (8 DU/AC) Residential with Commercial uses along San Carlos Street. East of Mayellen Street is planned for High Density (12-25 DU/AC) Residential and Commercial on San Carlos and Meridian Avenue frontages.

ROSEGARDEN



ROSEGARDEN

A. Location

This area is located in the Central Planning Area. It is bordered by Route 17, Forest Avenue, the back lot line between Cleveland and Brooklyn, Wabash Avenue, San Carlos Street, Meridian Avenue and Park Avenue.

B. Summary and Recommendations

A survey of the housing conditions for the area shows a minor substandardness rate. The income level is moderate, with a high percentage of owner-occupants in the area. Also, a high percentage of elderly residents live in the area. The only Capital Improvements identified as needed but unfunded are the renovation and construction relating to the Rosegarden. The area is primarily planned for Medium Density Residential use. West of Bascom, however, the land uses are a mixture of High Density Residential, Office and Commercial, portions of which may not be appropriate for residential rehabilitation.

Because the substandardness rate is below 4%, this area does not require rehabilitation assistance at this time.

C. Characteristics of Area

1. Housing Conditions

1977 Estimate: 3.0% Substandard
1975 Census: 1733 total units

2. Socio-Economic Data (1975 - C.T. 5005)

Median Income - \$11,928
Ethnic Minority Households - 14.6%
Tenure 68.6% owner-occupied
Elderly (62+ yrs.) 25.6%
Size of Household - 2.35 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Sanitary Sewer Project: Hester-Race Supplement, an 8" - 10" pipeline required to supplement an existing system, is included in the program.

(2) Public Works Bill

There were no streets in this area improved by the Public Works Bill.

ROSEGARDEN

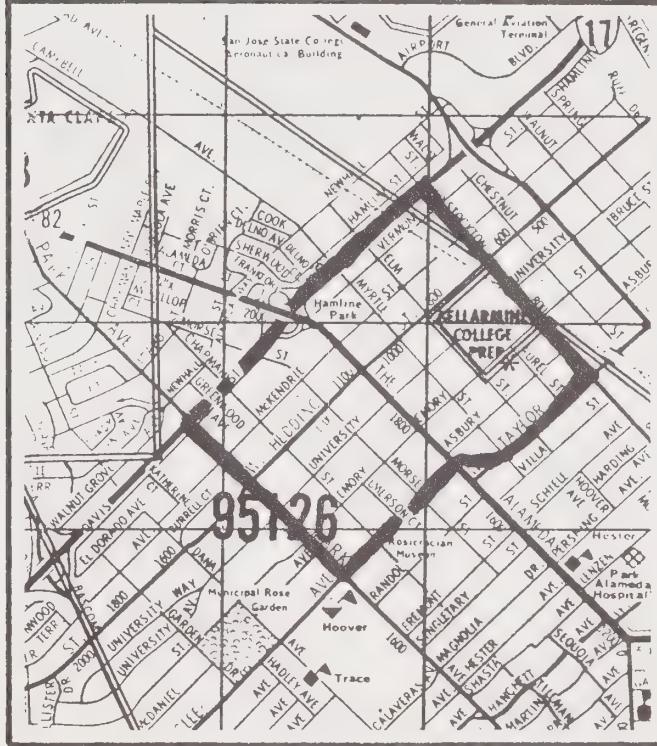
b. Additional Needs

The Public Works Department has not identified any street deficiencies in the area. The Municipal Rose Garden is in need of renovation and construction of a building.

4. Land Use

This census tract is primarily planned for Medium Density (8 DU/AC) Residential use. However, west of Bascom are several other uses: High Density (12-25 DU/AC) Residential, Office, Public/Quasi-Public, and Commercial. Commercial and High Density (12-25 DU/AC) Residential uses also border the Park Avenue frontage. In the remaining area, the only uses planned other than Medium Density Residential are Public Park and Open Space (Rosegarden) and Public/Quasi-Public (schools).

NORTHEAST ROSEGARDEN



NORTHEAST ROSEGARDEN

A. Location

The boundaries of this area, located within the Central Planning Area, are Route 17, Stockton Avenue, Taylor-Naglee, and Park Avenue.

B. Summary and Recommendations

The housing condition in the area is fairly good, with only a minor amount of substandardness. The median income is low, compared with the citywide average. The percentage of owner-occupants is also low, in comparison with the citywide average. Elderly residents make up a significant proportion of the population. The only capital improvement needed in the area, a street repair, is unbudgeted. The area west of the Alameda is suitable for continuing residential use. The portion east of The Alameda is subject to higher intensity uses.

Due to the minor substandardness and adequacy of public improvements, below market interest rate loans such as those available through the Marks-Foran program would be a suitable form of assistance in this area.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	879	
Substandard	47	5.33
Major (15+)	29	3.29
Minor (10)	18	2.04
Standard	832	94.65
Conservation (5)	91	10.35
Standard (0)	741	84.30

2. Socio-Economic Data (1975 - C.T. 5004)

Median Income - \$8,649
Ethnic Minority Households - 20.9%
Tenure 39.0% owner-occupied
Elderly (62+ yrs.) 17.3%
Size of Household - 2.16 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

No improvements for this area were included in the Capital Improvement Program.

NORTHEAST ROSEGARDEN

(2) Public Works Bill

No Streets in this area were improved with Public Works Bill funds.

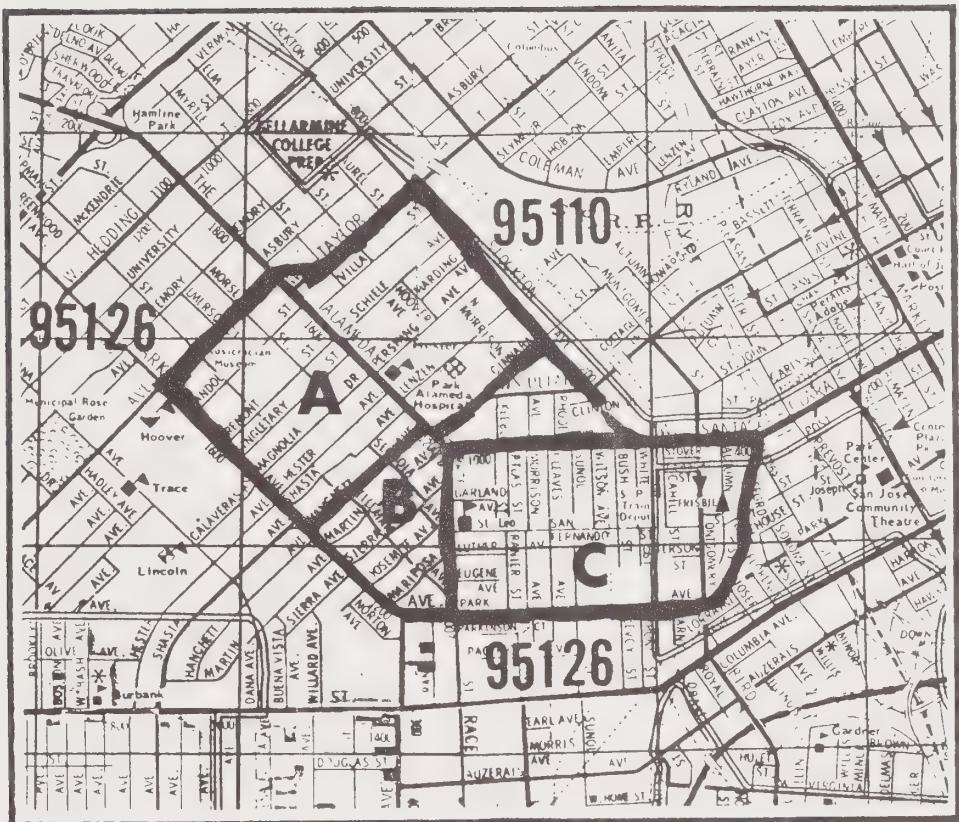
b. Additional Needs

The City Public Works department has identified Morse Street, from Route 17 to University Avenue, as needing improvement. There are no parks in the area, but the nearby Rosegarden and Columbus park facilities serve the neighborhood.

4. Land Use

The western border of this census tract, facing onto Park Avenue, is planned primarily for High Density Residential (12-25 DU/AC), with Commercial at the corner of Naglee. Between Park and The Alameda, the use designated is Medium Density Residential (8 DU/AC). The street frontage on The Alameda is designated as Office and Public/Quasi-Public. East of The Alameda are High Density (12-25 DU/AC) and Medium High Density (8-12 DU/AC) Residential uses, with Light Industrial and Public/Quasi-Public uses on the eastern border of the census tract.

ALAMEDA



ALAMEDA AREA A

A. Location

Located within the Central Planning Area, this area is bordered by Stockton Avenue, Taylor-Naglee, Park Avenue, the back lot line between Shasta Avenue and Hanchett Avenue, and Cinnabar Street.

B. Summary and Recommendations

This area has a minor substandardness rate and the population's median income is low. A percentage of the residents close to the city average are owner-occupants. A substantial percentage of the population is elderly. The only capital improvement identified as needed in this area, a sanitary sewer line, is included for funding in the Capital Improvement Program. The section west of the Alameda is particularly suited for continued residential use. Parts of the area east of the Alameda may not be appropriate for residential rehabilitation due to the adverse influences from industrial and office uses.

Based on the minor standardness rate and adequacy of public improvements, below-market interest rate loans such as those available through the Marks-Foran program would be a suitable form of assistance in this area. Also supporting this recommendation is the fact that the median income, while low, is higher than many areas surveyed.

C. Characteristics of Area

1. Housing Conditions

	No. Units	Percentage
Total	884	
Substandard	58	6.55
Major (15+)	38	4.29
Minor (10)	20	2.26
Standard	826	93.43
Conservation (5)	82	9.27
Standard (0)	744	84.16

2. Socio-Economic Data (1975 - C.T. 5006)

Median Income - \$9,830
Ethnic Minority Households - 22.1%
Tenure 49.2% owner-occupied
Elderly (62+ yrs.) 22.5%
Size of Household 2.22 persons

ALAMEDA AREA A

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Sanitary Sewers: An 8" - 10" sanitary sewer pipeline included in the program is required to supplement an existing sanitary sewer system.

(2) Public Works Bill

No streets in this area were improved with Public Works Bill funds.

b. Additional Needs

The City Public Works Department has not identified any street deficiencies in this area. There are no parks in the area and the City has none planned there. However, the area is served by the nearby Rosegarden and Columbus Park facilities.

4. Land Use

This area is largely designated for Medium Density (8 DU/AC) and Medium High Density (8-12 DU/AC) Residential uses. The Park Avenue and the Alameda frontages are planned for Commercial, High Density (12-25 DU/AC) Residential, Public/Quasi-Public and Office uses. The area bordered by Lenzen, Stockton, Cinnabar and the Alameda is designated Heavy Industrial.

ALAMEDA AREA B

A. Location

This area is located within the Central Planning Area. The boundaries are Stockton Avenue, West Santa Clara Street, Race Street, Park Avenue, the back lot line between Shasta Avenue and Hanchett Avenue, and Cinnabar Street.

B. Summary and Recommendations

The substandardness rate in this area is minor and considerably less than Areas A and C. The median income is low and the percentage of owner-occupants is close to the city average. A substantial percentage of the population is elderly. The only capital improvement identified as needed in this area, a sanitary sewer line, is included in the Five-Year Capital Improvement Program. Because of the very low substandardness rate in this area, no assistance is recommended at this time.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	415	
Substandard	8	1.92
Major (15+)	5	1.20
Minor (10)	3	0.72
Standard	407	98.06
Conservation (5)	18	4.33
Standard (0)	389	93.73

2. Socio-Economic Data (1975 - C.T. 5006)

Median Income - \$9,830
Ethnic Minority Households - 22.1%
Tenure 49.2% owner-occupied
Elderly (62+ yrs.) 22.5%
Size of Household - 2.22 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Sanitary Sewers: An 8" - 10" sanitary sewer project included in the program is required to supplement an existing sanitary sewer system.

(2) Public Works Bill

No streets in this area were improved with Public Works Bill funds.

ALAMEDA AREA B

b. Additional Needs

The City Public Works Department has not identified any street deficiencies in this area. There are no parks in the area and the City has none planned there. However, the area is served by the nearby Rosegarden and Columbus Park facilities.

4. Land Use

The portion of this area bordered by Park Avenue, Race, The Alameda and Hanchett is planned for Medium Density (8 DU/AC) Residential, with Commercial and High Density (12-25 DU/AC) on the Park Avenue and Race Street frontages. East of The Alameda, between Julian, Cinnabar and Stockton Heavy Industrial uses are indicated on the General Plan. The frontage on The Alameda is designated for office uses.

ALAMEDA AREA C

A. Location

The boundaries of this area are West Santa Clara Street, Los Gatos Creek, Park Avenue and Race Street. It is located within the Central Planning Area.

B. Summary and Recommendations

The substandardness rate in this area is minor and the median income of area households is very low. The percentage of owner-occupants is below the city average and a significant portion of the population is elderly. The only capital improvement identified as needed in the area, a sanitary sewer line, is scheduled for funding in the 1977-1982 Capital Improvement Program. The western half of the census tract is planned for continued residential uses, but is subject to some adverse effects of the Commercial and Industrial uses immediately surrounding it. The eastern portion of the area is planned for Industrial uses and would not be appropriate for rehabilitation assistance.

Based on minor standardness rate, very low incomes and high percentage of elderly, the housing conditions in this area could best be improved by a combination of two types of programs. CDBG housing rehabilitation assistance would be suitable only in conjunction with designation of the area as a CHFA Neighborhood Preservation Area or a Marks-Foran Rehabilitation Area.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	522	
Substandard	29	5.55
Major (15+)	20	3.83
Minor (10)	9	1.72
Standard	493	94.44
Conservation (5)	53	10.15
Standard (0)	440	84.29

2. Socio-Economic Data (1975 - C.T. 5007)

Median Income - \$6,818
Ethnic Minority Households - 31.7%
Tenure 37.2% owner-occupied
Elderly (62+ yrs.) 22.2%
Size of Household - 2.03 persons

3. Capital Improvements

a. Planned

ALAMEDA AREA C

(1) 1977-1982 Capital Improvement Program

Sanitary Sewers: An 8" - 10" sanitary sewer project included in the program is required to supplement an existing sanitary sewer system.

(2) Public Works Bill

No streets in this area were improved with Public Works Bill funds.

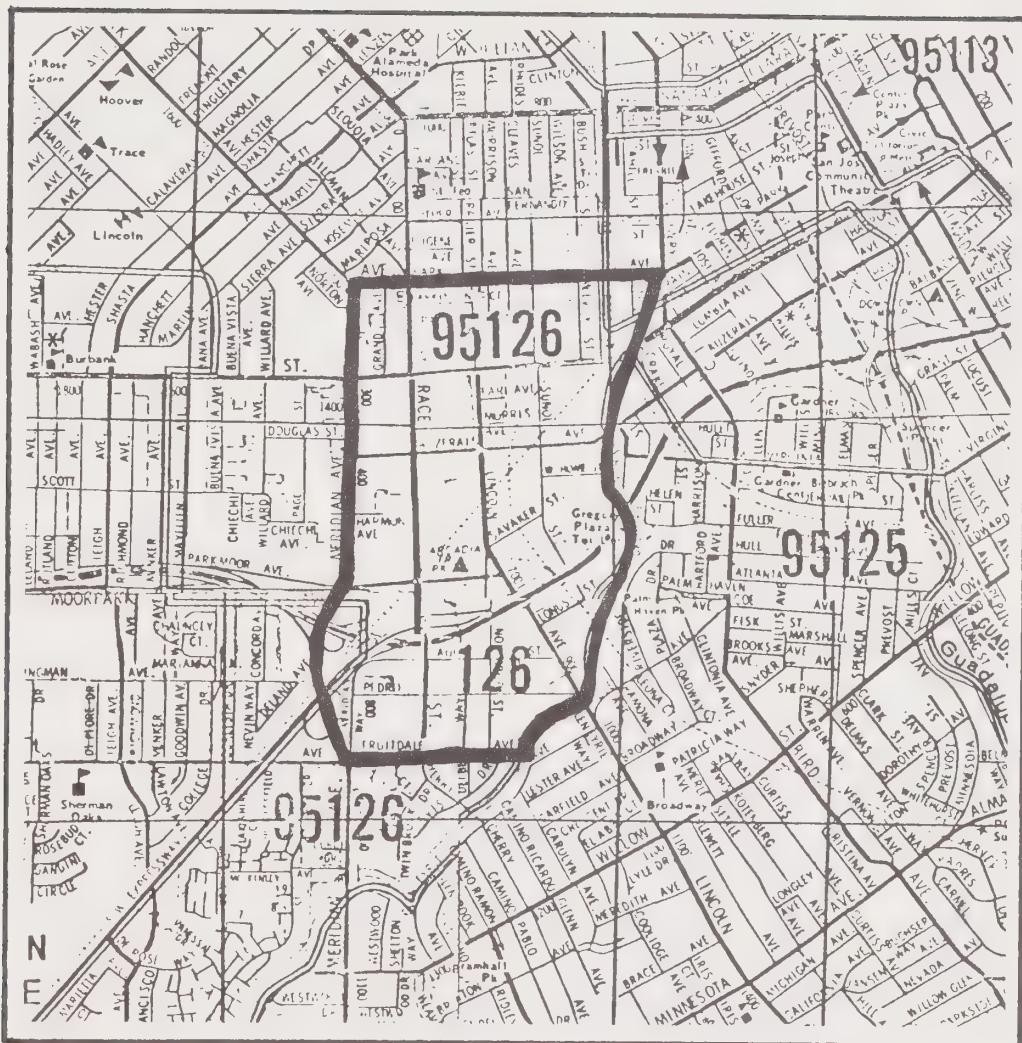
b. Additional Needs

The City Public Works Department has not identified any street deficiencies in this area. There are no parks in the area and none are planned. The area is served by the Rosegarden and Columbus Park facilities, nearby.

4. Land Use

The western border of the census tract, Race Street, is planned for Commercial and Public/Quasi-Public uses. The western half of the tract is designated as Medium High Density (8-12 DU/AC) Residential, and the eastern half is indicated as Heavy Industrial.

LINCOLN



LINCOLN

A. Location

This area is located partly in Central Planning Area and partly in Willow Glen Planning Area. The boundaries are Park Avenue, Los Gatos Creek, Fruitdale Avenue and Meridian Avenue.

B. Summary and Recommendations

The substandardness in the area is major and the median income is very low. There is a very low percentage of owner-occupants in the area. The area has distinct sections of Medium High Density and High Density residential use and sections of Commercial and industrial uses. Portions of the area are in the County. Because of land use, portions of this area would not be suitable for residential rehabilitation.

Based on the major substandardness and very low income of the area, CDBG assistance would be suitable for certain portions of the area.

C. Characteristics of Area

1. Housing Conditions

1974 Survey: 11.8% Substandard
1975 Census: 438 total units

2. Socio-Economic Data (1975 - C.T. 5019)

Median Income - \$6,815
Ethnic Minority Households - 30.4%
Tenure - 7.4% owner-occupied
Elderly (62+ yrs.) 10.8%
Size of Household - 1.88 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

This area is not scheduled for improvements under the C.I.P.

(2) Public Works Bill

No streets in this area were improved with Public Works Bill funds.

b. Additional Needs

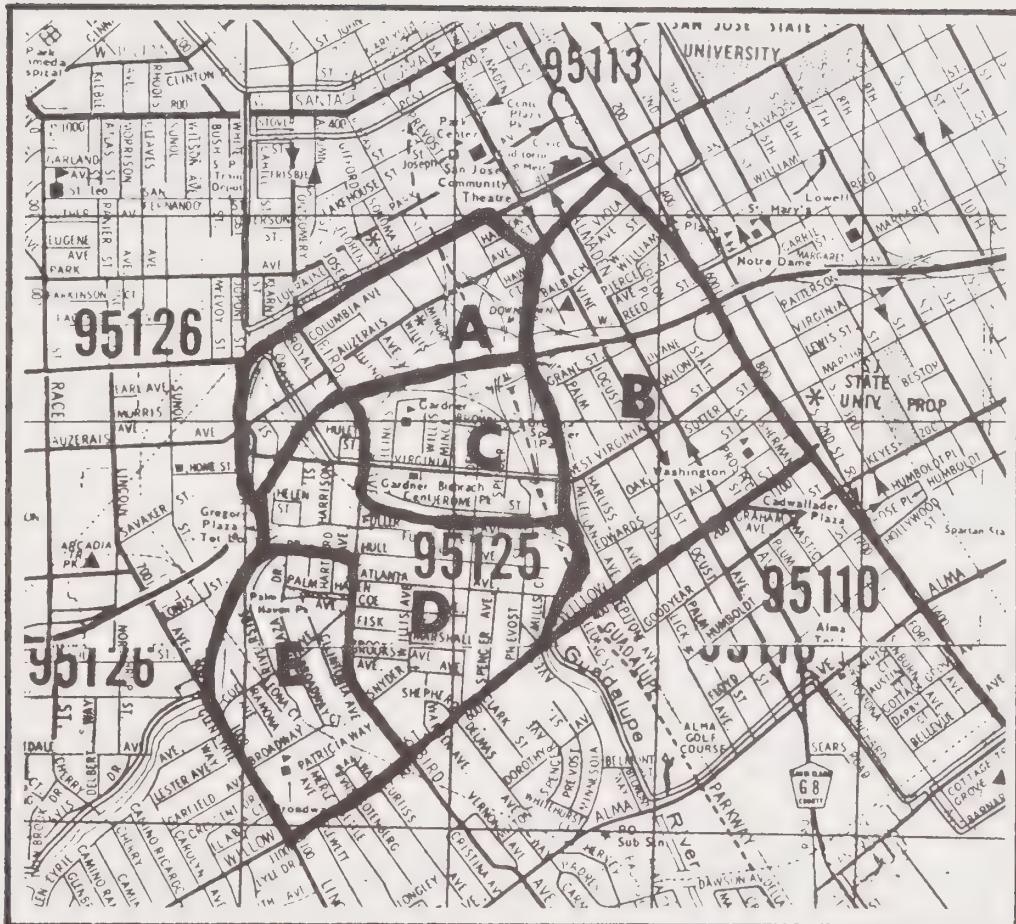
The City Public Works Department has not identified any street deficiencies in this area. There are no parks in the area although it is served by Bramhall and Biebrach park in adjacent areas.

LINCOLN

4. Land Use

There are two separate residential sections in the Lincoln area. Medium High Density (8-12 DU/AC) Residential uses are planned for the area between Park, Sunol, San Carlos and Race Streets. South of Route 280, the predominant use is High Density (8-12 DU/AC) Residential and Private Recreation uses. The remainder of the area is planned for Commercial and Industrial uses.

GARDNER



GARDNER AREA A

A. Location

Bordered by Los Gatos Creek, San Carlos Street, Guadalupe River and Route 280, this area is situated within the Central Planning Area.

B. Summary and Recommendations

The area has a critical substandardness rate and a very low median income. The percentage of owner-occupants is low compared with the city average. Elderly make up a significant portion of the population. The only additional capital improvement identified as needed, a sanitary sewer project, is budgeted. The entire area is planned for non-residential uses.

Because the entire area is planned for non-residential uses, rehabilitation assistance is not suitable.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	183	
Substandard	69	37.70
Major (15+)	39	21.31
Minor (10)	30	16.39
Standard	114	62.28
Conservation (5)	34	18.57
Standard (0)	80	43.71

2. Socio-Economic Data (1975 - C.T. 5008)

Median Income - \$6,333

Ethnic Minority Households - 73.1%

Tenure 24.2% owner-occupied

Elderly (62+ yrs.) 19.2%

Size of Household - 2.71 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Sanitary Sewer: The Willow-Auzerais Supplement, a 6" - 12" sanitary sewer pipeline, is needed to maintain adequate levels of service. This project was included in the Capital Improvement Program.

(2) Public Works Bill

One street in this area was improved by Public Works Bill funds: West Virginia, from Hannah to the end.

GARDNER AREA A

b. Additional Needs

No additional streets in this area have been identified by the City Public Works Department as needing improvement. There are no parks in the area, nor are any planned. The neighborhood is served by Biebrach, Fuller Avenue and Bramhall Parks.

4. Land Use

The entire portion of this area west of the Route 87 Interchange is planned for combined Industrial/Commercial uses. East of the interchange, Park/Medium Density Commercial uses are proposed.

GARDNER AREA B

A. Location

This area is bordered by the Guadalupe River, San Carlos Street, South First Street and Willow Street and is within the Central Planning Area.

B. Summary and Recommendations

The substandardness rate indicates a critical housing deterioration problem. The median income is very low and owner-occupants make up a low percentage of the residents. The proportion of elderly residents is significant. Capital improvements needed in the area include a sanitary sewer reconstruction project (budgeted) and park renovation (partly budgeted). South of Route 280 and west of Vine Street, Medium High density uses are predominant. However, when the Guadalupe Freeway is constructed, this area will suffer adverse influences.

Due to the critical substandardness, very low income, and high percentage of elderly, at least some portions of this area would be suitable for CDBG rehabilitation assistance alone.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	1075	
Substandard	454	42.22
Major (15+)	320	29.76
Minor (10)	134	12.46
Standard	621	57.76
Conservation (5)	222	20.65
Standard (0)	399	37.11

2. Socio-Economic Data (1975 - C.T. 5017)

Median Income - \$6,278

Ethnic Minority Households - 69.7%

Tenure 29.1% owner-occupied

Elderly (62+ yrs.) 14.2%

Size of Household - 2.60 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Sanitary Sewer: The Willow-Auzerais Supplement, a 6" - 12" sanitary sewer reconstruction project is included. It is needed to maintain adequate levels of service.

GARDNER AREA C - CDBG TARGET AREA

A. Location

This area is bordered by Route 280, Guadalupe River, Southern Pacific R.R. and Bird Avenue.

B. Summary and Recommendations

The housing condition in this area is critical, judging from the substandardness rate. The median income is low, compared with the citywide median. The percentage of owner-occupant residents is about average for the city. A significant portion of the population is elderly. Capital improvements including sanitary sewer and park renovation are budgeted, but street repairs needed for Prevost Street are unfunded. This area has been a CDBG target area since 1975. Because of the critical housing conditions and low incomes in the area, the CDBG program remains a suitable form of assistance for the area.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	273	
Substandard	152	55.67
Major (15+)	124	45.42
Minor (10)	28	10.25
Standard	121	44.31
Conservation (5)	41	15.01
Standard (0)	80	29.30

2. Socio-Economic Data (1975 - C.T. 5018)

Median Income - \$7,946

Ethnic Minority Households - 53.3%

Tenure 59.5% owner-occupied

Elderly (62+ yrs.) 15.9%

Size of Household - 2.86 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Sanitary Sewer: A 6" - 15" Sanitary Sewer pipeline project (Willow Glen-Gardner) required to supplement an existing sanitary sewer system is included in the program.

Parks: The Gardner-Biebrach Park is listed for improvement in the 1977-1982 5-Year Capital Improvement Program.

GARDNER AREA C - CDBG TARGET AREA

(2) Public Works Bill

No streets in this area were improved with Public Works Bill funds.

b. Additional Needs

Substantial street improvements were made in this area with CDBG funds. However, the City Public Works Department has identified the following additional street as needing improvement:

Prevost, from Jerome to Atlanta

Biebrach Park needs street improvements and renovation, part of which is already budgeted under the 1977-1982 Capital Improvement Program.

4. Land Use

This area is planned for Medium Density (8 DU/AC) Residential uses. The only exceptions are the Public/Quasi-Public use for Gardner School and Public Park and Open Space designations for Biebrach and Brown-Spencer Parks.

GARDNER AREA D

A. Location

Located in the Willow Glen Planning Area, this area is bordered by the Southern Pacific Railroad, Guadalupe River, Willow Street, Bird Avenue, the back lot line between Fuller and Riverside Drive, Los Gatos Creek, Route 280 and Bird Avenue.

B. Summary and Recommendations

The substandardness rate indicates a critical housing deterioration problem. The median income is low compared with the City median. The percentage of owner-occupants approximates the City average. A substantial proportion of the population is elderly. Capital improvements needed include the budgeted sanitary sewer line, and unfunded street repairs and park development. The entire area is suitable for continued residential use.

Because of the critical substandardness rate, low income and high elderly population, this area is suitable for CDBG rehabilitation assistance.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	682	
Substandard	222	32.54
Major (15+)	156	22.87
Minor (10)	66	9.67
Standard	460	67.44
Conservation (5)	156	22.87
Standard (0)	304	44.57

2. Socio-Economic Data (1975 C.T. 5018)

Median Income - \$7,946
Ethnic Minority Households - 53.3%
Tenure 59.5% owner-occupied
Elderly (62+ years) 15.9%
Size of household - 2.86 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Sanitary Sewer: The Willow Glen-Gardner sanitary sewer pipeline project is included in the program.

(2) Public Works Bill

No streets in this area were improved with Public Works Bill funds.

GARDNER AREA D

b. Additional Needs

The City Public Works Department has identified the following streets in this area as needing improvement:

Atlanta, from Prevost to Bird
Coe, from Bird to Delmas
Delmas, from Fuller to Willow
Fuller, from Bird to easterly end
Gregory from Helen to southerly end
Hull, from Bird to easterly end
Marshall, from Willis to Delmas
Prevost, from Fuller to Atlanta
Shepard, from Willow to Warren
Snyder, from Delmas to Willis
Spencer, from Atlanta to Willow
Warren, from Snyder to Willow

The Fuller Avenue Park, located in this area needs development, which is currently unfunded.

4. Land Use

Medium Density (8 DU/AC) is proposed for the entire area with Commercial uses along Willow Street and a High Density (12-25 DU/AC) Residential portion on the eastern border.

GARDNER AREA E

A. Location

Located in the Willow Glen Planning Area, this area is bordered by the back lot line between Fuller and Riverside, Bird Avenue, Willow Street, Lincoln Avenue and Los Gatos Creek.

B. Summary and Recommendations

The substandardness rate indicated a major housing deterioration problem. The area's median income is low in comparison with the citywide median. The owner-occupant percentage is close to the City average. Elderly make up a significant percentage of the population. Of the capital improvements needed in the area, a sanitary sewer and street repairs, only the street repairs remain unbudgeted. The entire area is suitable for continued residential use.

Because of the major substandardness rate, low incomes and a high percentage of elderly, the housing conditions in this area could best be improved by a combination of two types of programs. CDBG housing rehabilitation assistance would be suitable only in conjunction with designation of the area as a CHFA Neighborhood Preservation Area or a Marks-Faran Rehabilitation Area.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	375	
Substandard	48	12.79
Major (15+)	34	9.06
Minor (10)	14	3.73
Standard	327	87.19
Conservation (5)	65	17.33
Standard (0)	262	69.86

2. Socio-Economic Data (1975-C.T. 5018)

Median Income - \$7,946
Ethnic Minority Households - 53.3%
Tenure 59.5% owner-occupied
Elderly (62+ years) 15.9%
Size of household - 2.86 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Sanitary Sewer: The Willow Glen-Gardner sanitary sewer project (required to supplement the existing sanitary sewer system) is included in the program.

GARDNER AREA E

(2) Public Works Bill

No streets in this area were improved with Public Works Bill funds.

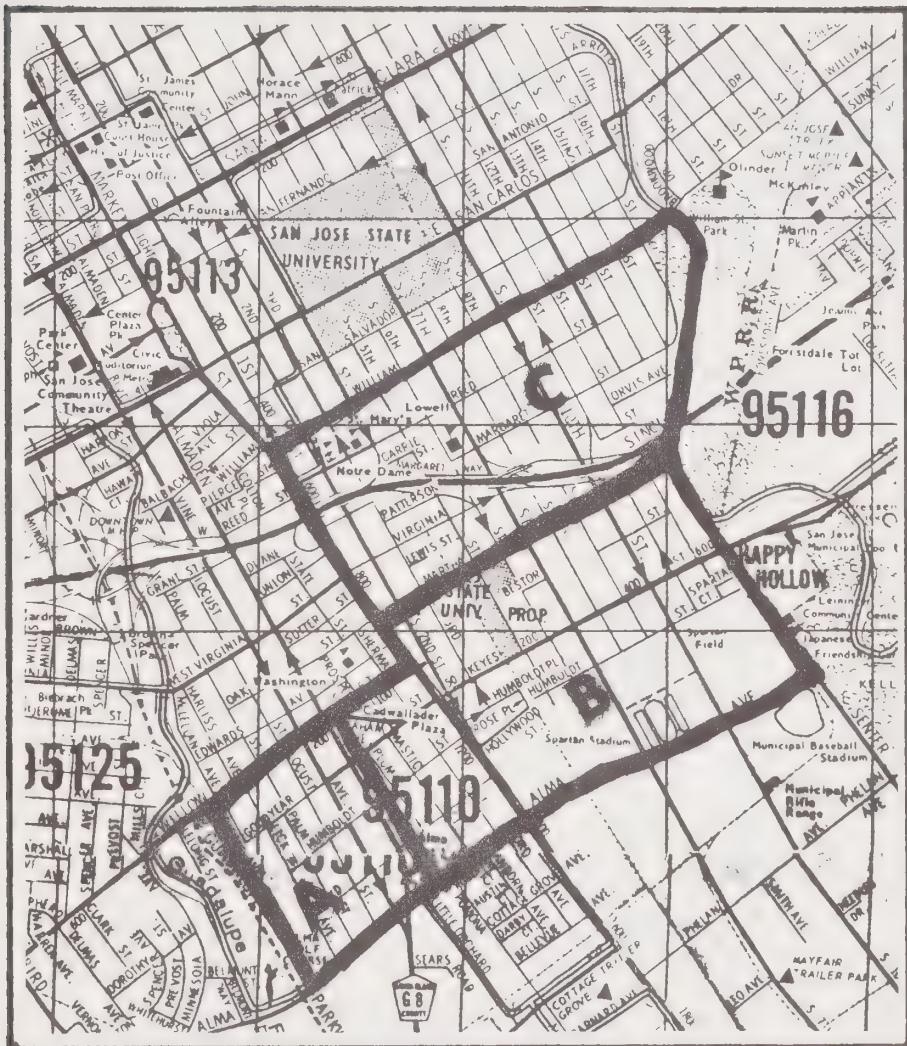
b. Additional Needs

The City Public Works department has identified Leona Ct., from Coe to the southerly end as needing improvement. There are no parks located in or planned for this area. However, it is served by the nearby Biebrach, Fuller Avenue and Bramhall parks.

4. Land Use

This area is primarily Medium Density (8 DU/AC) Residential, with Commercial along Lincoln Avenue and Willow Street frontages and a Public/Quasi-Public use behind the corner of Willow and Lincoln.

EAST GARDNER



EAST GARDNER AREA A

A. Location

This area is bordered by Willow Street, Guadalupe Freeway, Alma Avenue and the back lot line between Almaden and Plum. The area is located with the Central Planning Area.

B. Summary and Recommendations

The area has a major housing substandardness rate. The median income is very low compared with the citywide median. The percentage of owner-occupants is also low compared to the citywide percentage. The elderly comprises a significant proportion of the population. No capital improvements are planned or needed in the area. The majority of the area is suitable for continued residential uses. Adverse influences from higher intensity uses are only present on the western and southern borders.

Because of the very low incomes, the major substandardness rate and high percentage of elderly residents, this area is suitable for CDBG rehabilitation assistance.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	438	
Substandard	61	13.92
Major (15+)	38	8.67
Minor (10)	23	5.25
Standard	377	86.06
Conservation (5)	57	13.01
Standard (0)	320	73.05

2. Socio-Economic Data (1975 - C.T. 5031.01)

Median Income - \$6,558
Ethnic Minority Households - 56.3%
Tenure 34.4% owner-occupied
Elderly (62+ yrs.) 14.8%
Size of Household - 2.56 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

No projects in this area were included in the Capital Improvement Program.

(2) Public Works Bill

No streets in this area were improved with Public Works Bill funds.

EAST GARDNER AREA A

b. Additional Needs

The City Public Works Department has not identified any streets needing improvement in this area. No parks are located or planned for the area. However, the area is served by William Street Park, the Coyote Park Chain, the Alma Neighborhood Center and Alma Tot Lot.

4. Land Use

The major portion of this area is proposed for Medium High (8-12 DU/AC) Density Residential use. The western border provides for Light Industry and the Alma Street frontage is designated as High Density (12-25 DU/AC) Residential.

EAST GARDNER AREA B

A. Location

Located in the Central Planning Area, this area is bordered by Alma Avenue, Senter Road, Martha Street, First Street, Willow Street and the back lot line between Almaden and Plum.

B. Summary and Recommendations

This area has a major housing substandardness problem. The median income of the residents is very low compared with the citywide median. The percentage of owner-occupants is also low in relation to the city average. Elderly residents make up a significant portion of the population. No capital improvements are additionally planned or needed in the area. Residential uses suitable for rehabilitation are located between Almaden and First Street. There are residential uses in other portions of the neighborhood, which are subject to the influence of high intensity uses.

Due to the major substandardness, very low income and high percentage of elderly residents, the area is suitable for CDBG rehabilitation.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	1017	
Substandard	86	8.44
Major (15+)	50	4.91
Minor (10)	36	3.53
Standard	931	91.53
Conservation (5)	158	15.53
Standard (0)	773	76.00

2. Socio-Economic Data (1975 - C.T. 5031.01)

Median Income - \$6,558
Ethnic Minority Households - 56.3%
Tenure 34.4% owner-occupied
Elderly (62+ yrs.) 14.8%
Size of Household - 2.56 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

The Capital Improvement Program does not include any projects for this area.

EAST GARDNER AREA B

(2) Public Works Bill

The following streets were improved with Public Works Bill funds:

Humboldt, from 9th to 10th Streets (major)

Humboldt, from 6th to 9th Streets

Humboldt, from 11th to 12th Streets

b. Additional Needs

The City Public Works Department has not identified any streets in this area as needing additional improvement.

There are no parks located in or planned for this area.

But it is served by William Street park, the Coyote Park Chain and the Alma Neighborhood Center and Tot Lot.

4. Land Use

There are two separate and distinct residential sections in this area. Adjacent to East Gardner Area A, similar uses extend east to South First Street. Medium High Density (8-12 DU/AC) Residential is the predominant planned use with High Density (12-25 DU/AC) Residential uses on the Willow and Alma Street frontages.

The second residential area is located in the northeast corner of the area. Between Sixth, Martha, Coyote River and Keyes Street are High Density (12-25 DU/AC) uses. Just south of this portion, to Humboldt are Medium High Density (8-12 DU/AC) uses.

The remaining portions of the area are Heavy Industrial and Public/Quasi-Public, with Commercial uses along South First and Keyes Street frontages.

EAST GARDNER AREA C

A. Location

Located within the Central Planning Area, this area is bordered by Williams Street, First Street, Martha Street and Coyote River.

B. Summary and Recommendations

The substandardness rate indicates only a minor housing deterioration problem. Owner-occupants comprise a low proportion of the residents. A significant portion of the population is elderly. The only capital improvement identified as needed in the area, and still partly unfunded is the renovation of William Street Park. North of Route 280 and east of Fourth Street are residential uses appropriate for rehabilitation.

Because the substandardness rate is under 4%, this area is not recommended for rehabilitation assistance at this time.

C. Characteristics of Area

1. Housing Conditions

	No. Units	Percentage
Total	2198	
Substandard	86	3.90
Major (15+)	77	3.50
Minor (10)	9	0.40
Standard	2112	96.08
Conservation (5)	64	2.91
Standard (0)	2048	93.17

2. Socio-Economic Data (1975 - C.T. 5016)

Median Income - \$5,067

Ethnic Minority Households - 32.3%

Tenure 18.8% owner-occupied

Elderly (62+ yrs.) 10.7%

Size of Household - 2.05 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Parks: William Street Park is scheduled for renovation in the 5-year program.

(2) Public Works Bill

No streets in this area were improved with Public Works Bill funds.

EAST GARDNER AREA C

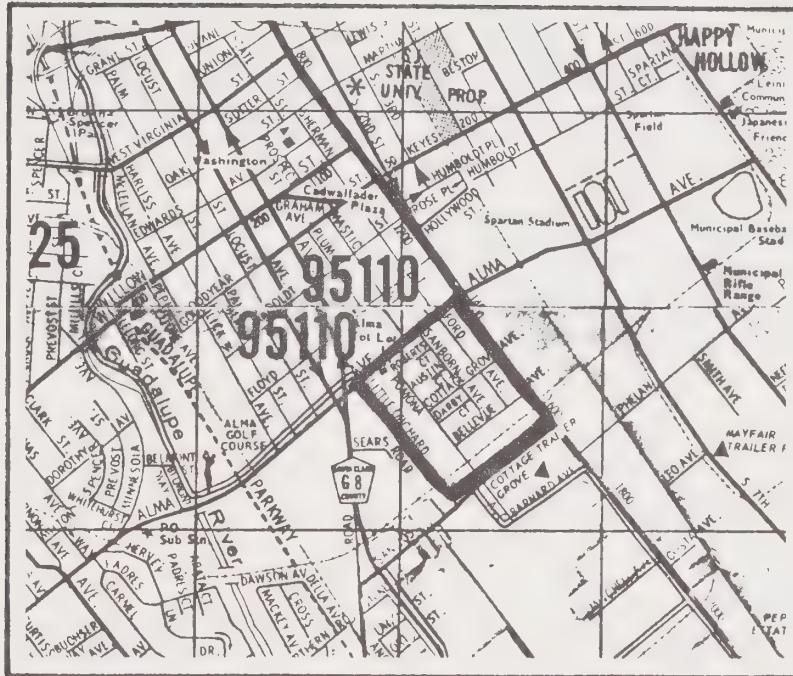
b. Additional Needs

No streets in the neighborhood have been identified by the City Public Works Department as needing improvement. William Street park, although included in the Capital Improvement Program, still has unfunded needs remaining. The Coyote Park Chain and the Alma Neighborhood Center and Alma Tot Lot also serve the neighborhood.

4. Land Use

North of Route 280 are residential uses: West of Fourth Street is High Density (12-25 DU/AC); Fourth Street to Tenth Street is Medium High Density (8-12 DU/AC); and east of Tenth Street is Medium Density (8 DU/AC). Two parcels in this area are designated as Public/Quasi-Public. South of Route 280, most of the area is planned for Commercial or Heavy Industrial uses. However, east of Seventh Street is designated for Medium High Density (8-12 DU/AC) and High Density (12-25 DU/AC) Residential uses.

ALMA



ALMA

A. Location

Located in the Central Planning Area, the Alma neighborhood is bounded by Alma Avenue, Monterey Highway, San Jose Avenue and Little Orchard.

B. Summary and Recommendations

The substandardness rate in this neighborhood is critical, the highest of the areas surveyed. Major substandard conditions were identified for 53% of the area. The median income of the census tract is very low and a significant portion of the residents are elderly. Street improvements are required throughout the area.

Based on the critical housing conditions, the very low incomes and the need for public improvements, this area would be suitable for CDBG assistance. Because of the extensive needs in the area, a substantial commitment of funds would be required if the area were to be selected as a CDBG area.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	249	
Substandard	143	57.42
Major (15+)	132	53.01
Minor (10)	11	4.41
Standard	106	42.56
Conservation (5)	18	7.22
Standard (0)	88	35.34

2. Socio-Economic Data (1975 - C.T. 5031.03)

Median Income - \$6,016

Ethnic Minority Households - 45.5%

Tenure 57.5% owner-occupied

Elderly (62+ yrs.) 17.1%

Size of Household - 2.35 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Funds are included in the Capital Improvement Program for construction of Alma Day Care Center and renovation of a building for Alma Neighborhood Center.

(2) Public Works Bill

No streets in this area were improved with Public Works Bill funds.

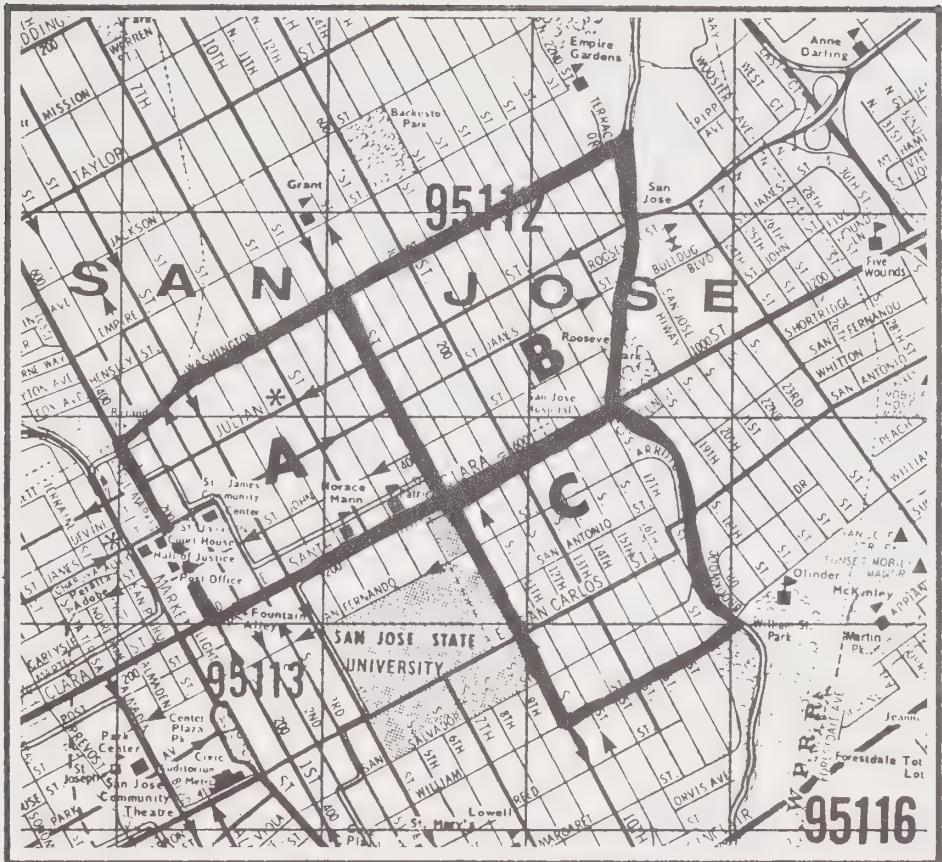
b. Additional Needs

The area needs street improvements including curbs, gutters, sidewalks and street lights.

4. Land Use

The frontage on the eastern border is planned for Commercial uses. Both sides of Ford Avenue are designated as Medium High Density (8-12 DU/AC) Residential. The remaining area is planned for Medium Density (8 DU/AC) Residential uses.

CAMPUS



CAMPUS AREA A

A. Location

The area, located within the Central Planning Area, is bordered by Washington Street, S.P.R.R., North First Street, East Santa Clara Street, and Tenth Street.

B. Summary and Recommendations

The substandardness rate indicates that this area has a major housing deterioration problem. A low percentage of the residents are owner-occupants, and a high percentage of them is elderly. The only identified need for capital improvements in the area involves the continuing improvement of St. James Park. North and east of Julian and Fourth Streets, Medium and Medium High Density Residential uses will continue to be appropriate. In the remaining portion, high density uses are planned.

Based on the very high percentage of rental units, the very low income of the residents is not considered a significant factor in evaluating the need for rehabilitation assistance. Because of the high substandardness rate and probable range of incomes, housing conditions in this area could best be improved by a combination of two types of programs. CDBG housing rehabilitation assistance would be suitable only in conjunction with designation of the area as a CHFA Neighborhood Preservation Area or a Marks-Foran Rehabilitation Area. Additionally, higher density portions of the area may be suitable for CDBG designation for the sole purpose of making 312 loans available.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	1404	
Substandard	224	15.95
Major (15+)	190	13.53
Minor (10)	34	2.42
Standard	1180	84.04
Conservation (5)	148	10.54
Standard (10)	1032	73.50

2. Socio-Economic Data (1975 - C.T. 5010)

Median Income - \$4,234
Ethnic Minority Households - 50.1%
Tenure 12.4% owner-occupied
Elderly (62+ yrs.) 24.3%
Size of Household - 1.86 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Parks: St. James Park was scheduled for improvement in the Capital Improvement Program 1977-1982.

CAMPUS AREA A

(2) Public Works Bill

No streets in this area were improved with Public Works Bill funds.

b. Additional Needs

The City Public Works Department has not identified any streets in this area as needing improvement. St. James Park, although scheduled for some renovation under the Capital Improvement Program, has remaining unfunded needs. Other park facilities which serve this area include Roosevelt, Backesto, Watson, William Street and Ryland Parks.

4. Land Use

The Santa Clara Street frontage is designated for Commercial and Public/Quasi-Public uses. Between St. John and Julian Streets, High Density (12-25 DU/AC) Residential is proposed except St. James Park and the Post Office-Court House Block. North of Julian Street and west of Fourth Street, Commercial uses are planned. To the east of Fourth Street and also north of Julian are Medium High Density (8-12 DU/AC) and Medium Density (8 DU/AC) Residential uses.

CAMPUS AREA B

A. Location

Located within the Central Planning Area, this area is bordered by Washington Street, Tenth Street, Santa Clara Street, and Coyote River.

B. Summary and Recommendations

This area has a critical substandardness rate and the median income is very low. The percentage of owner-occupants is lower than the city average. Elderly residents comprise a substantial percentage of the total population. No capital improvements are planned for or identified as needed in the area. North of Julian Street, continued residential uses is suitable. South of Julian, the adverse influences of higher density uses are noticeable.

Due to the extremely high substandardness rate, very low incomes, and significant elderly population, CDBG rehabilitation assistance would be appropriate in this area.

C. Characteristics of Area

1. Housing Conditions

	No. Units	Percentage
Total	1032	
Substandard	332	32.16
Major (15+)	204	19.76
Minor (10)	128	12.40
Standard	700	67.82
Conservation (5)	203	19.67
Standard (0)	497	48.15

2. Socio-Economic Data (1975 - C.T. 5012)

Median Income - \$6,619
Ethnic Minority Household - 59.0%
Tenure 37.0% owner-occupied
Elderly (62+ yrs.) 17.7%
Size of Household - 2.55 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

No improvements for this area were included in the Capital Improvement Program

(2) Public Works Bill

No streets were improved in this area with Public Works Bill funds.

CAMPUS AREA B

b. Additional Needs

No streets in this area were found by the City Public Works Department to need improvement. No parks are located in or planned for the area. However, neighboring park facilities serve the area including Roosevelt, Backesto, Watson, William Street and Ryland.

4. Land Use

The Santa Clara Street frontage, beginning at Tenth Street, is Commercial changing to Public/Quasi-Public and Office at Coyote River. Between St. John and Julian are Medium High Density (8-12 DU/AC) and High Density (12-25 DU/AC) Residential designations. North of Julian Street, Medium Density (8 DU/AC) Residential uses are planned.

CAMPUS AREA C

A. Location

The area is bordered by Santa Clara Street, Tenth Street, William Street and Coyote River. It is within the Central Planning Area.

B. Summary and Recommendations

The area's substandardness rate shows major deterioration. The median income of residents is low, compared with the citywide median. The percentage of owner-occupants is also lower than the city average. The elderly make up a significant proportion of the population. The entire area is suitable for continued Medium Density Residential uses with the exception of the western and southern borders.

Based on the major substandardness rate, low incomes and high percentage of elderly, the housing conditions in this area could best be improved by a combination of two types of programs. CDBG housing rehabilitation assistance would be suitable only in conjunction with designation of the area as a CHFA Neighborhood Preservation Area or as a Marks-Foran Rehabilitation Area.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	1389	
Substandard	255	18.35
Major (15+)	178	12.81
Minor (10)	77	5.54
Standard	1134	81.63
Conservation (5)	117	8.42
Standard (0)	1017	73.21

2. Socio-Economic Data (1975 - C.T. 5013)

Median Income - \$7,553

Ethnic Minority Households - 24.8%

Tenure 32.3% owner-occupied

Elderly (62+ yrs.) 11.3%

Size of Household - 2.38 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

The 1977-1982 program did not include any projects in this area.

CAMPUS AREA C

(2) Public Works Bill

No streets in this area were improved with Public Works Bill funds.

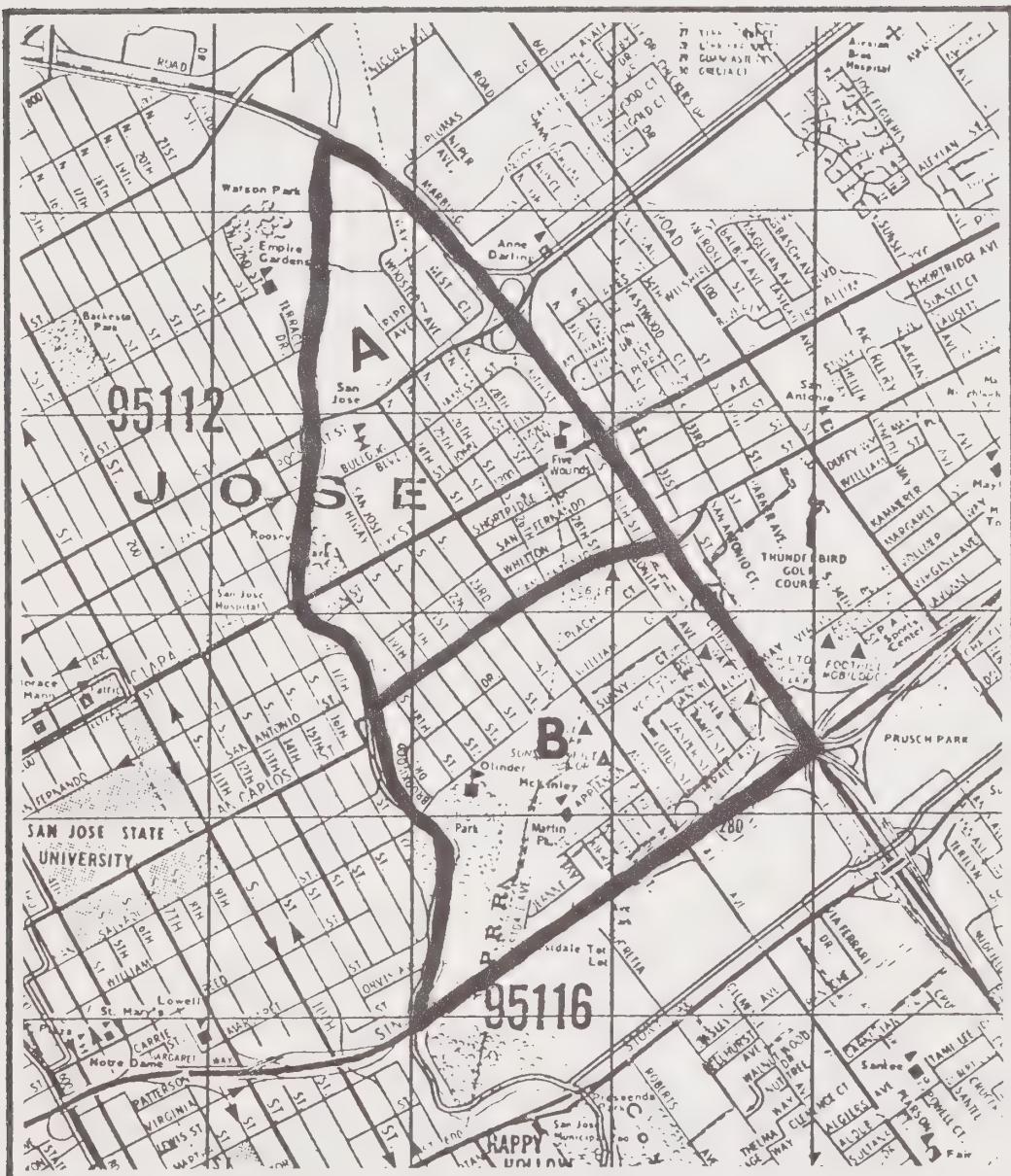
b. Additional Needs

No streets in this area were identified by the City Public Works Department as needing improvement. No parks are located in the area, nor are any planned. The area is served by Roosevelt, Backesto, Watson, William Street and Ryland Park, however.

4. Land Use

The primary use planned for this area is Medium Density (8 DU/AC) Residential. High Density (12-25 DU/AC) Residential uses are provided on the western border, along Tenth and Eleventh Streets. The Santa Clara Street frontage is designated for Commercial and Office uses.

OLINDER



OLINDER AREA A

A. Location

The area is bounded by Route 101, Coyote River and San Antonio Street. It is within the Central Planning Area.

B. Summary and Recommendations

This area has a major substandardness rate and the median income is very low. The percentage of owner-occupants is low. A high percentage of elderly residents is in the area. There are unfunded street improvements needed in the area. Only a small portion of this area is planned for residential use at High and Medium High Densities. Adverse influences from neighboring industrial uses affect the residential areas.

Due to the major substandardness rate, very low median income, high percentage of elderly, and substantial need for public improvements in the area, CDBG assistance would be appropriate in the areas planned for residential uses.

C. Characteristics of Area

1. Housing Conditions

1974 Survey: 18.2% Substandard
1975 Census: 1,529 total units

2. Socio-Economic Data (1975 - C.T. 5014)

Median Income - \$6,771
Ethnic Minority Households - 62.5%
Tenure 27.7% owner-occupied
Elderly (62+ yrs.) 15.0%
Size of Household - 2.46 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

The East Branch Library replacement is scheduled for the Olinder Neighborhood for 1977-78. A new building of 3,000 - 5,000 feet is planned.
Roosevelt Park is scheduled for renovation.

(2) Public Works Bill

No streets in the area were improved by the Public Works Bill.

OLINDER AREA A

b. Additional Needs

The Public Works Department has identified the following streets with deficiencies:

Julian, West Court to Wooster
Wooster, N City Limit
N/E 17th and E. Hedding
27th, Santa Clara to 132' North
28th, Santa Clara to St. James
Five Wounds, 28th to 30th
30th, Five Wounds to St. James
E. San Fernando, 23rd to 24th

Other street needs identified are the streets located within the boundaries of Santa Clara, 24th, San Antonio, and Route 101. Curb, gutter, sidewalk and street lights will be required in these boundaries.

Roosevelt Park renovation is partly funded in the Capital Improvement Program, but additional unfunded needs remain.

4. Land Use

North of Julian Street, Public/Quasi-Public, High Density (12-25 DU/AC) Residential and Light Industrial uses are provided. There are some Commercial uses planned along the Santa Clara Street frontage. Between Julian and Santa Clara Streets, west of 24th Street, Public/Quasi-Public and Public Park and Open Space uses are designated. East of 24th Street, Medium High Density (8-12 DU/AC) Residential, Heavy Industrial and Public/Quasi-Public uses are provided. South of Santa Clara Street is predominantly Medium High Density (8-12 DU/AC) Residential, with some High Density (12-25 DU/AC) Residential west of 24th Street.

OLINDER AREA B

A. Location

This area is located in the Central Planning Area. The boundaries are San Antonio Street, Coyote River, Highway 101 and Highway 280. Parts of the area (Peach Court, William Court, McLaughlin, Lotus, Jasper Street and Banff Street) are located in the County.

B. Summary and Recommendations

This area has a critical substandardness rate and compared to the City median has a very low income level. The percentage of owner-occupants is low. A high percentage of elderly residents live in the area. This area includes our CDBG target area and CDBG funds have been used in portions of the unincorporated area. Capital improvement needs identified are renovation of William Street Park and Martin Park, and a sanitary sewer pipeline scheduled for McLaughlin Avenue. A majority of the area is planned for medium high density residential uses.

Due to the critical substandardness, very low income and high percentage of elderly population, this area is suitable for CDBG rehabilitation assistance.

C. Characteristics of Area

1. Housing Conditions

1975 Survey: 27.0% Substandard
1975 Census: 919 total units

2. Socio-Economic Data (1975 - C.T. 5015)

Median Income - \$7,085
Ethnic Minority Households - 63.1%
Tenure - 31.1% owner-occupied
Elderly (62+ yrs.) 11.6%
Size of Household - 2.65 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvements

William Street Park is scheduled for partial renovation.
Sanitary sewer improvement a 10" - 18" pipeline is
scheduled for the McLaughlin Avenue Supplement

(2) Public Works Bill

No streets in this area were improved with the Public Works Bill funds.

OLINDER AREA B

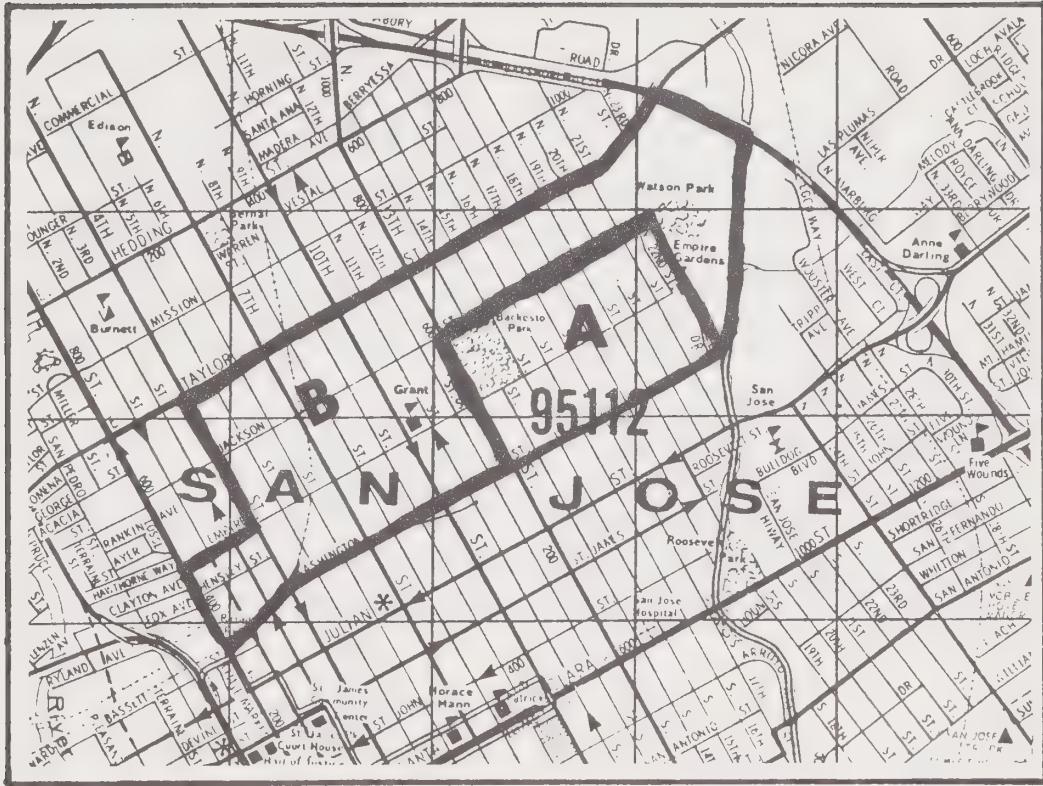
b. Additional Needs

Substantial street improvements have been completed with CDBG funds and no additional street deficiencies have been identified in the incorporated area. Martin Park, located in the area, is in need of renovation. William Street Park needs further renovation.

4. Land Use

The majority of this area is planned for Medium High Density (8-12 DU/AC) Residential uses. There are some Commercial Designations at the intersection of McLaughlin and William Street. Light Industrial is planned along the railroad, south of William Street. Adjacent to the Light Industrial uses are Public/Quasi-Public and Public Park and Open Space uses.

NORTHSIDE



NORTHSIDE AREA A - CDBG TARGET AREA

A. Location

Located in the Central Planning Area, the boundaries of this area are Washington Street, 13th Street, Jackson Street, and Watson Park.

B. Summary and Recommendations

A survey of housing conditions in the area shows major substandardness. The income level as compared to the city median is low. There is an average percentage of owner-occupants. There is a high percentage of elderly residents living in the area. Capital Improvements planned are renovation of Backesto Park, future development of Watson Park, and a storm sewer project for Fourth Street. The entire area is planned for medium density residential uses.

Based on the major substandardness rate and low median income in the area, the housing conditions in this area could best be improved by a combination of two types of programs. CDBG housing rehabilitation assistance would be suitable only in conjunction with designation of the area as a CHFA Neighborhood Preservation Area or a Marks-Foran Rehabilitation Area. This area has recently been designated as a CHFA Neighborhood Preservation Area.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	637	
Substandard	60	9.41
Major (15+)	49	7.69
Minor (10)	11	1.72
Standard	577	90.57
Conservation (5)	68	10.67
Standard (0)	509	79.90

2. Socio-Economic Data (1975 - C.T. 5011)

Median Income - \$7,805
Ethnic Minority Households - 64.4%
Tenure 48.2% owner-occupied
Elderly (62+ Yrs.) 17.2%
Size of Household - 2.76 persons

NORTHSIDE AREA A - CDBG TARGET AREA

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement

Parks: Watson and Backesto Parks are scheduled for improvement in the 1977-1982 Capital Improvement Program.

Storm Sewers: Another project included in the C.I.P. is the Fourth Street Supplement Unit #2, a 12" - 48" storm drain which is required to supplement existing storm sewer system.

(2) Public Works Bill

There were no streets improved with funding from the Public Works Bill.

b. Additional Needs

CDBG funds have been used to improve streets and build a center at Watson Park. The Public Works Department has not identified any additional street deficiencies in this area. There are additional unfunded park needs for Backesto and Watson Parks. The area is also served by Northside Community Center.

4. Land Use

This entire area is planned for Medium Density (8 DU/AC) Residential with the exception of Backesto Park, which is designated as Public Park and Open Space.

NORTHSIDE AREA B

A. Location

Located in the Central Planning Area, the area surrounds the existing CDBG target area. Boundaries are Taylor Street, North Fourth Street, Empire Street, First Street, Washington Street, North Thirteen Street, Jackson Street, Watson Park, Coyote River and Route 101.

B. Summary and Recommendations

The area has a critical substandardness rate, and a low income level as compared with the City median. The percentage of owner-occupants is average. A high percentage of the residents are elderly. Site improvements to the Northside Community Center, located in this area is the only unfunded, but needed capital improvement. The area east of Ninth Street is planned for Medium Density. West of Ninth Street is primarily light industrial and commercial, with some Medium High Density residential uses. Portions of this area would not be appropriate for residential rehabilitation.

Because of the critical substandardness rate and low incomes, parts of this area would be suitable for the CDBG rehabilitation assistance.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	1077	
Substandard	258	23.94
Major (15+)	220	20.42
Minor (10)	38	3.52
Standard	819	76.03
Conservation (5)	135	12.53
Standard (0)	684	63.50

2. Socio-Economic Data (1975 - C.T. 5011)

Median Income - \$7,805
Ethnic Minority Households - 64.4%
Tenure 48.2% owner-occupied
Elderly (62+ yrs.) 17.2%
Size of Household - 2.76 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Storm Sewer: Fourth Street Supplement Unit #2, a 12" - 48" storm drain is required to supplement the existing storm sewer in the urban area and is provided for in the program.

NORTHSIDE AREA B

(2) Public Works Bill

No streets in the area were improved with the Public Works Bill funding.

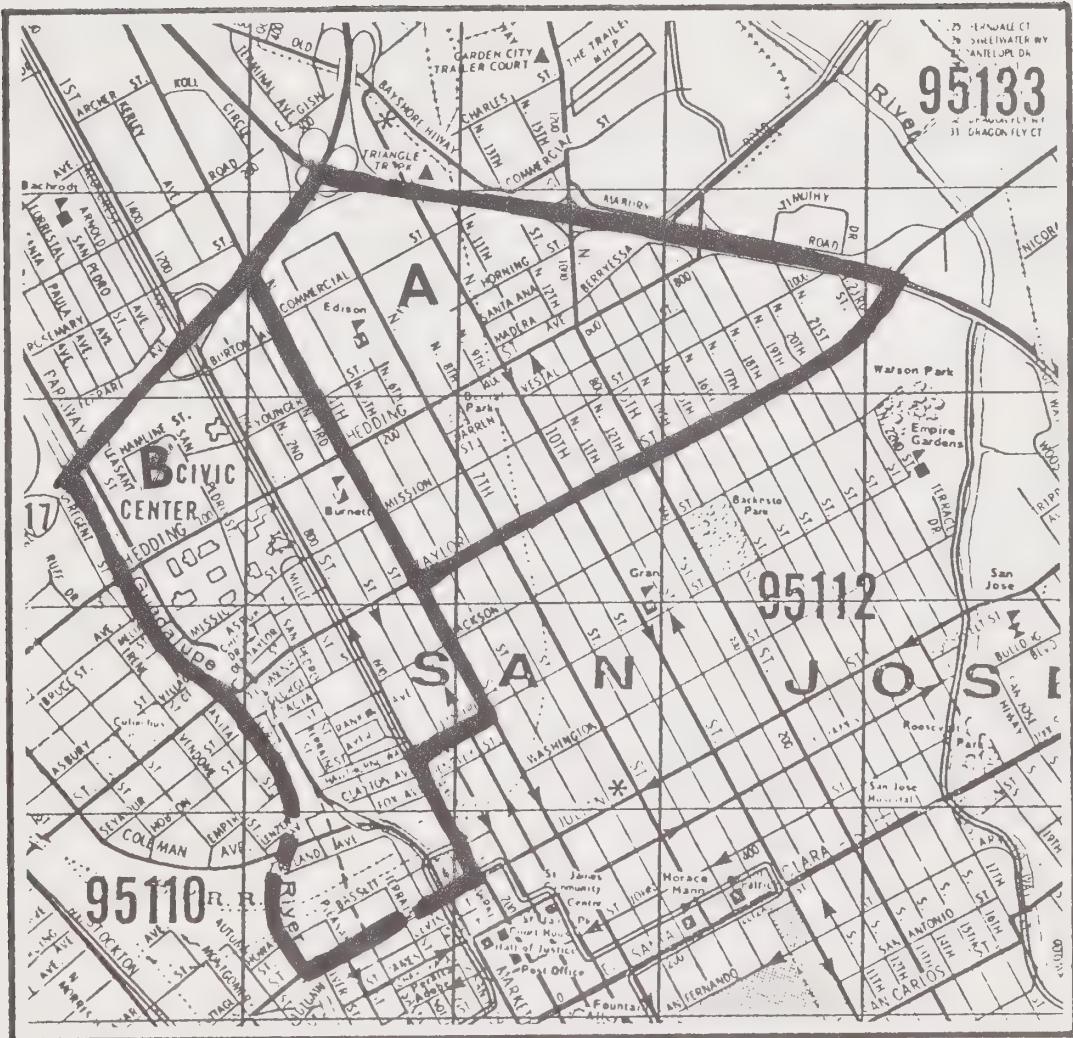
b. Additional Needs

There were no street deficiencies identified by the Public Works Department. The Northside Community Center, located in the area, will need site improvements. The area is also served by Backesto, Watson, Bernal and Ryland Parks.

4. Land Use

East of Ninth Street, the majority of this area is planned for Medium Density (8 DU/AC) Residential with some Public/Quasi-Public uses. West of Ninth Street are primarily Light Industrial, Commercial, Public/Quasi-Public and Medium High (8-12 DU/AC) Density Residential uses. Between Washington, Empire, Seventh and Ninth Streets are Medium (8 DU/AC) Density Residential uses.

CIVIC CENTER



CIVIC CENTER AREA A

A. Location

Located within the Central Planning Area, the boundaries of this area are Route 17, Guadalupe River, West Julian Street, North First Street, Empire Street and Fourth Street.

B. Summary and Recommendations

The estimated substandardness rate would indicate a major housing deterioration problem in the neighborhood. The residents' median income is low, as is the percentage of owner-occupants. Elderly residents comprise a significant proportion of the population. The capital improvement needs in the area include a budgeted storm sewer project budgeted improvements to Ryland Park. Between First and Fourth Streets, residential will continue to be a suitable use, with the exception of the First Street frontage. The remainder of the tract is subject to the adverse impact of higher intensity uses and is in close proximity to the Airport's flight path.

Because of the major substandardness, low median income, and high percentage of elderly residents, the portion of this area designated for Medium and Medium High Density Residential uses would be best improved by a combination of two types of programs. CDBG housing rehabilitation assistance would be suitable only in conjunction with designation of the area as a CHFA Neighborhood Preservation Area or as a Marks-Foran Rehabilitation Area.

Should this area be designated for such assistance, consideration should be given to including the adjoining portion of Civic Center Area B that is also planned for Medium and Medium High Density Residential uses.

C. Characteristics of Area

1. Housing Conditions

1977 Estimate: 12.5% Substandard
1975 Census: 1403 total units

2. Socio-Economic Data (1975 - C.T. 5002)

Median Income - \$9,293
Ethnic Minority Households - 42.7%
Tenure 28.7% owner-occupied
Elderly (62+ yrs.) 17.2%
Size of Household - 2.03 persons

3. Capital Improvements

a. Planned

CIVIC CENTER AREA A

(1) 1977-1982 Capital Improvement Program

Storm Sewer Project: Fourth Street Supplement Unit #2, a 12" - 48" storm drain required to supplement existing storm sewer system is included in the program.

(2) Public Works Bill

No streets in this area were improved with Public Works Bill funds.

b. Additional Needs

The City Public Works Department has not identified any further street improvements needed in the area. Ryland Park is located in the area. This park needs renovation, which is budgeted. The area is also served by Columbus and St. James Parks, as well as the Northside Center.

4. Land Use

The General Plan proposes a variety of uses: Public/Quasi-Public, Office, High Density (12-25 DU/AC) Residential, Public Park and Open Space and Commercial. East of First Street, the main use is Medium High Density (8-12 DU/AC) Residential. Other uses include Medium Density (8 DU/AC) Residential, Public/Quasi-Public and Commercial.

CIVIC CENTER AREA B

A. Location

The boundaries of this area are Route 101, Route 17, Fourth Street and Taylor Street. It is located within the Central Planning Area.

B. Summary and Recommendations

The estimated substandardness is an indicator of major housing deterioration in the area. The median income is low. Compared with citywide average, the percentage of owner-occupants in the area is about average. The area has a significant percentage of elderly residents. Capital improvements needed and unfunded include street and park improvements. Two portions of the area are planned for continued residential uses: southeast of Younger and Seventh Streets, and southeast of Berryessa and 13th Street. The other areas are influenced by high intensity uses.

Because of the major substandardness, low median income, and high percentage of elderly residents, the portion of this area designated for Medium and Medium High Density Residential uses would be best improved by a combination of two types of programs. CDBG housing rehabilitation assistance would be suitable only in conjunction with designation of the area as a CHFA Neighborhood Preservation Area or as a Marks-Foran Rehabilitation Area.

Should this area be designated for such assistance, consideration should be given to including the adjoining portion of Civic Center Area A that is also planned for Medium and Medium High Density Residential uses.

C. Characteristics of Area

1. Housing Conditions

1977 Estimate: 12.5% Substandard
1975 Census: 1429 total units

2. Socio-Economic Data (1975 - C.T. 5001)

Median Income - \$8,123
Ethnic Minority Households - 66.1%
Tenure 45.3% owner-occupied
Elderly (62+ yrs.) 14.8%
Size of Household - 2.64 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Storm Sewer Project: Fourth Street Supplement Unit #2, a 12" - 48" storm drain required to supplement existing storm sewer system is included in the program.

CIVIC CENTER AREA B

(2) Public Works Bill

Sixteenth Street, from Hedding to Vestal, was improved with Public Works Bill funds.

b. Additional Needs

The City Public Works Department has identified the following streets as needing improvement:

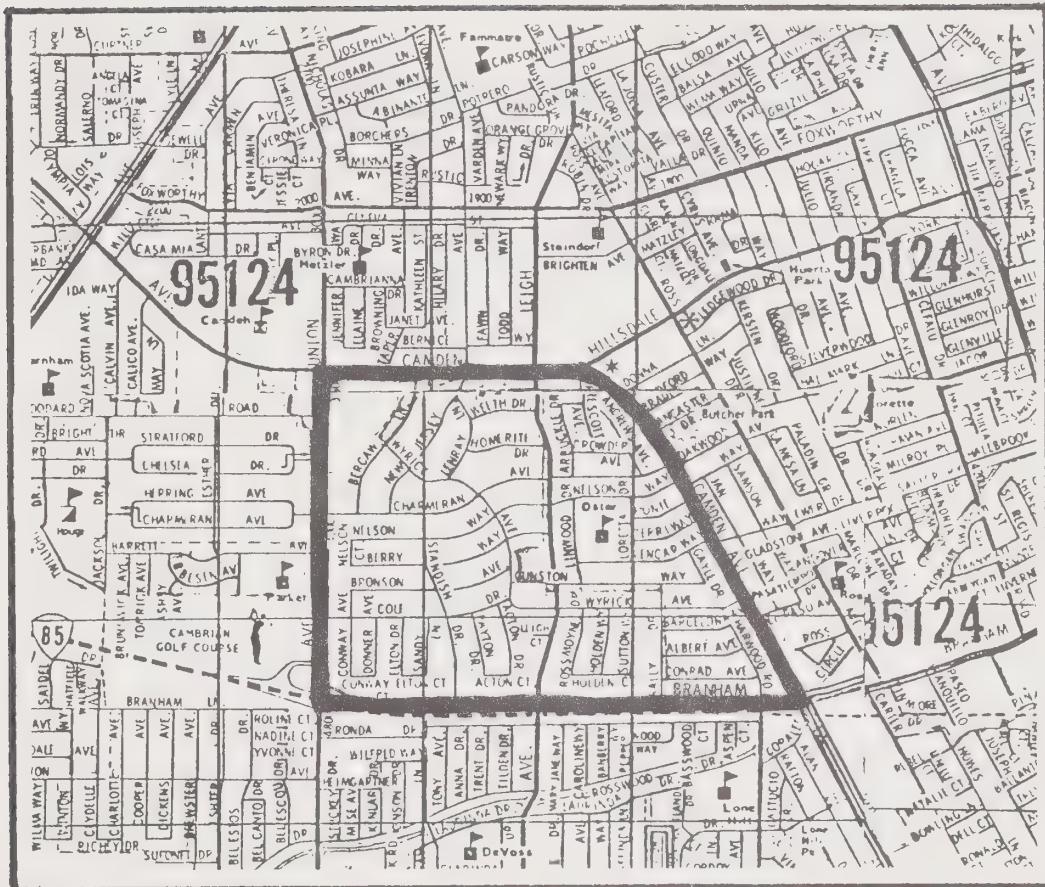
Hedding, from 13th to 14th Streets
Berryessa, from 13th to 14th Streets
Bayshore west and Hedding, north side
Hedding and Berryessa, northwest corner
17th and Hedding, northeast corner

Bernal Park, located within the area, needs street improvement (mentioned above) and renovation, both of which remain unbudgeted.

4. Land Use

South of Younger Street and west of Seventh Street, Medium Density (8 DU/AC) Residential use is planned. Medium Density Residential is also proposed for the area east of 13th Street and south of Berryessa Road, except the corner of Taylor and Route 101, which is planned for High Density (12-25 DU/AC) Residential use. The remainder of the census tract is predominantly Light Industrial, with some Public/Quasi-Public, Commercial, Medium High Density (8-12 DU/AC) Residential and Public Park and Open Space uses.

CAMBRIAN-PIONEER



CAMBRIAN-PIONEER

A. Location

This area, located in the Cambrian-Pioneer planning area, is bounded by Camden Avenue, Branham Lane and Union Avenue.

B. Summary and Recommendations

The rate of substandardness in the area is minor and the incomes are moderate. The percentage of owner-occupants in the area is high. The primary land use planned for the area is Medium Density Residential use. Portions of the area are unincorporated.

Based on the minor substandardness and moderate incomes in the area, a below-market interest rate loan program such as Marks-Foran assistance would be suitable in this area.

C. Characteristics of Area

1. Housing Conditions

1975 Survey: 5.0% Substandard

1975 Census: 639 (plus unincorporated)

2. Socio-Economic Data (1975 - C.T. 5028)

Median Income - \$15,043

Ethnic Minority Households - 9.9%

Tenure 73.7% owner-occupied

Elderly (62+ yrs) 3.6%

Size of Household 3.46 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Additions will be made to the Cambrian Branch Library.

(2) Public Works Bill

No streets in this area were improved with Public Works Bill funds.

b. Additional Needs

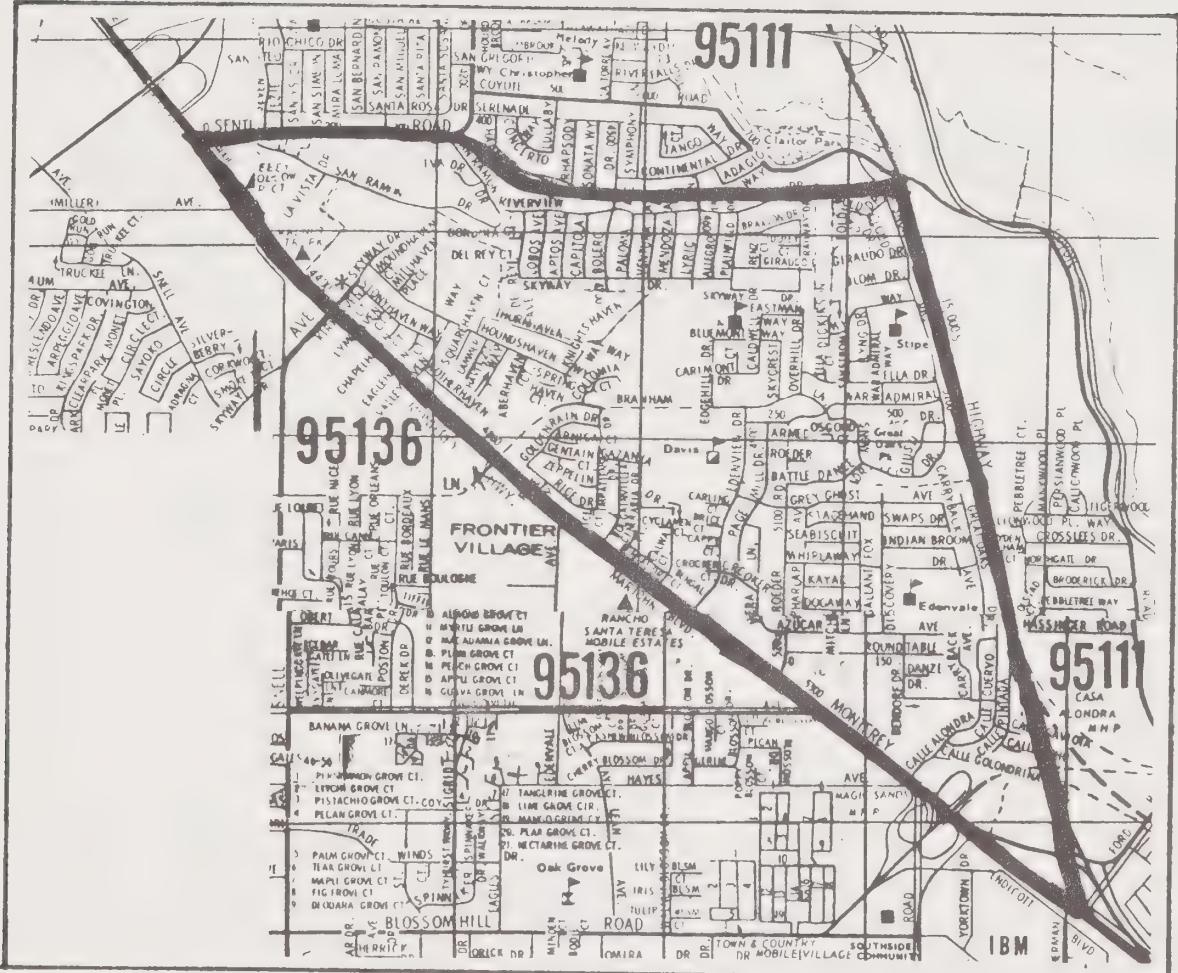
The City Public Works Department has not identified any street deficiencies in this area. There are no parks located in the area. Branham, Butcher and Lone Hill Parks which are located near there serve the residents of the area.

CAMBRIAN-PIONEER

4. Land Use

The majority of the land in this census tract is planned for Medium Density (8 DU/AC) Residential use. Commercial use is provided along the Camden Avenue frontage west of the Hillsdale intersection and at the corner of Camden and Union Avenues. Two parcels in the area are designated for Public/Quasi-Public use. Portions of the area are unincorporated.

EDENVALE



EDENVALE

A. Location

Located in the Edenvale Planning Area, this area is bounded by Senter Road, the rear lot line of east side of San Ramon Drive, the rear lot line of north side of Riverview Drive, the rear lot line of north side of Bold Drive, Highway 101, and Monterey Highway.

B. Summary and Recommendations

The substandardness rate for the area is minor and the median income is moderate. The primary land use planned for the area is Medium Density Residential.

Because the substandardness rate is below 4%, this area does not require rehabilitation assistance at this time.

C. Characteristics of Area

1. Housing Conditions

	No. Units	Percentage
Total	2853	
Substandard	17	0.59
Major (15+)	3	0.10
Minor (10)	14	0.49
Standard	2836	99.39
Conservation (5)	178	6.23
Standard (0)	2658	93.16

2. Socio-Economic Data (1975 - C.T. 5120.02)

Median Income - \$14,058

Ethnic Minority Households - 22.7%

Tenure 50.7% owner-occupied

Elderly (62+ yrs.) 2.7%

Size of Household - 3.28 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Streets: Branham - Snell to Rt. 101 was designated for improvement under the 1977-1982 5-Year Capital Improvement Program.

Parks: Great Oaks and Dana Rock Parks were included in the 5-Year 1977-1982 Capital Improvement Program.

(2) Public Works Bill

No streets in the area were improved with funding from the Public Works Bill

b. Additional Needs

Great Oak and Dana Rock Parks, both partially funded in the Capital Improvement Program, are in need of additional funds for streets and development. The streets in the area are generally in good condition with the exception of streets adjacent to undeveloped areas and some of the streets adjacent to school or park property.

4. Land Use

The primary use planned for this area is Medium Density (8 DU/AC) Residential. The hilly area in the center and northwest portion is planned for Low Density (2 DU/AC) Residential. High Density (12-25 DU/AC) Residential uses are planned for the area immediately surrounding Great Oaks Park (which is designated as Public Park and Open Space). Medium High Density (8-12 DU/AC) Residential uses are shown for the southernmost portion of the area. Very High Density (25-40 DU/AC) Residential is provided adjacent to Edenvale School, extending west to Monterey Road. The Monterey Road frontage includes some parcels designated as Commercial. Various other parcels throughout the area are planned for Public/Quasi-Public (i.e. schools) and Public Park and Open Space uses.

MEADOWFAIR



MEADOWFAIR - CDBG TARGET AREA

A. Location

This area, in the Evergreen Planning Area, is bounded by the rear lot line of Rigoletto, Silver Creek, Quimby Road, and King Road.

B. Summary and Recommendations

Meadowfair has been a CDBG target area. Housing and streets have been improved in the area using CDBG funds. The remaining substandardness in the area is minor. The median income for the census tract is moderate and there is a high percentage of owner-occupants. The entire area is Medium Density Residential.

Because the substandardness rate in the area is below 4%, no additional assistance is required.

C. Characteristics of Area

1. Housing Conditions

1975 Survey: 0.4% Substandard
1975 Survey: 533 total units

2. Socio-Economic Data (1975 - C.T. 5033.01)

Median Income - \$12,757
Ethnic Minority Households - 60.7%
Tenure 72.3% owner-occupied
Elderly (62+ yrs.) 2.2%
Size of Household - 4.06 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Improvement of Meadowfair Park is included in the Capital Improvement Program.

(2) Public Works Bill

No streets in this area were improved with Public Works Bill funds.

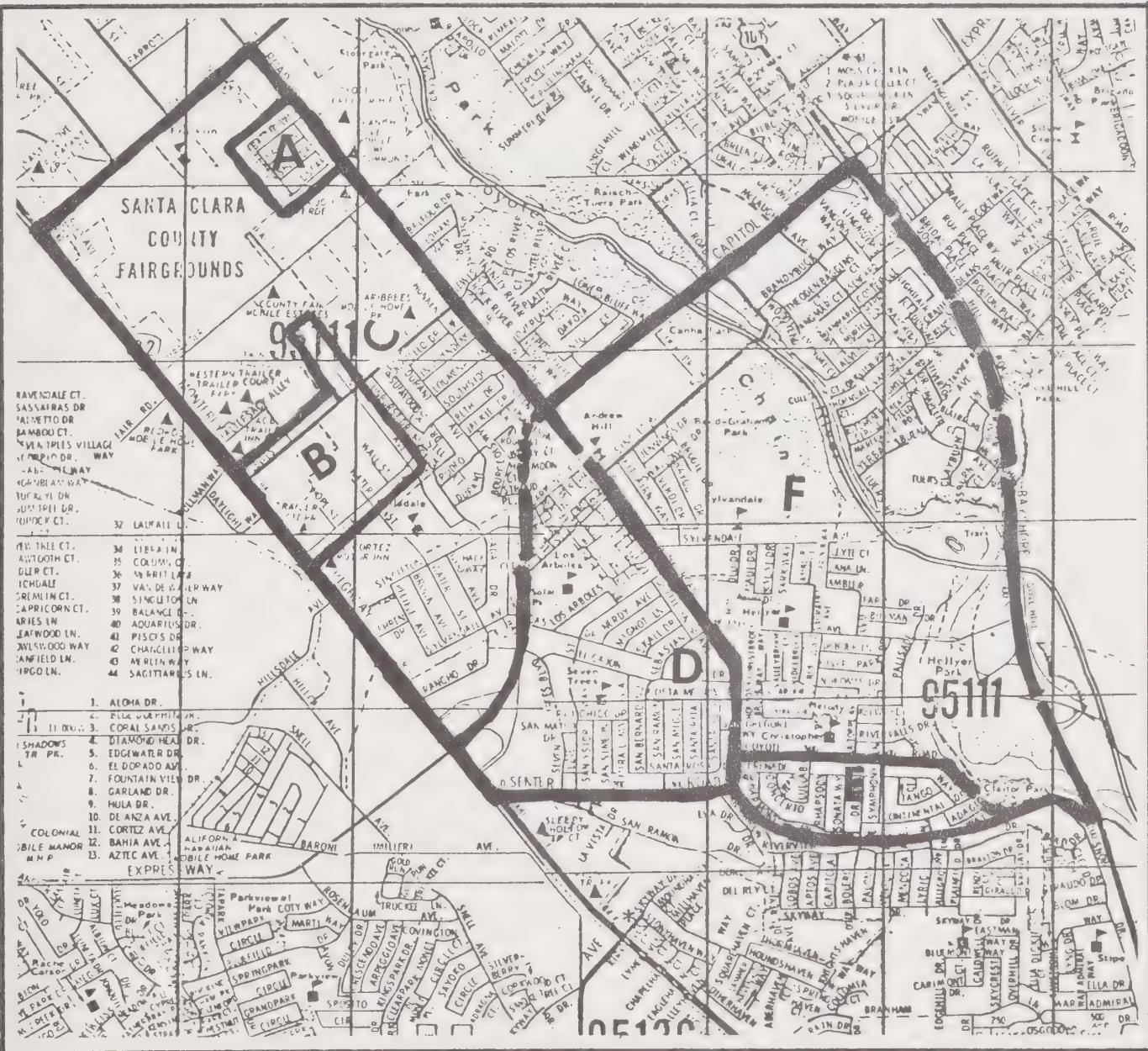
b. Additional Needs

There are no remaining street deficiencies in this area. Meadowfair Park is located in the area and development of the park is partially funded.

4. Land Use

The entire area is planned for Medium Density (8 DU/AC) Residential use, except one parcel which is designated for Public/Quasi-Public use.

SOUTH SAN JOSE



SOUTH SAN JOSE AREA A

A. Location

Area boundaries are the back lot line of Baltic Way, Senter Road, the back lot line of Feldspar Drive, the back lot line of Artic Avenue. The area is located in the South San Jose Planning Area.

B. Summary and Recommendations

The area has a major substandardness rate. The median income is moderate. Public facilities are adequate.

Based on the major substandardness rate and moderate incomes in the area, the housing conditions in this area could best be improved by a combination of two types of programs. CDBG housing rehabilitation assistance would be suitable only in conjunction with designation of the area as part of a CHFA Neighborhood Preservation Area or a Marks-Foran Rehabilitation Area.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	125	
Substandard	16	12.80
Major (15+)	0	0
Minor (10)	16	12.80
Standard	109	87.20
Conservation (5)	31	24.80
Standard (0)	78	62.40

2. Socio-Economic Data (1975 - C.T. 5032.01)

Median Income - \$13,600
Ethnic Minority Households - 37.6%
Tenure 36.6% owner-occupied
Elderly (62+ yrs.) 5.1%
Size of Household - 3.35 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

The Capital Improvement Program does not include any projects in this area.

(2) Public Works Bill

There were no streets improved with the Public Works Bill funds.

b. Additional Needs

There are no parks in the area and none are planned. The streets are in good condition.

SOUTH SAN JOSE AREA A

4. Land Use

This entire area is designated for Medium Density (8.0 DU/AC) Residential uses.

SOUTH SAN JOSE AREA B

A. Location

Located in the South San Jose Planning Area. The area boundaries are the rear lot line of north side of Lewis Road, the rear lot line of west side of Garden Avenue, the rear lot line of east side of Garden Avenue, the rear lot of south side of Southside Drive and Monterey Road. This is primarily an unincorporated area.

B. Summary and Recommendations

The area has a major substandardness rate. The median income level for the census tract is moderate.

Based on the major substandardness rate in this area and moderate median income in the census tract, the housing conditions could best be improved by a combination of two types of programs. CDBG housing rehabilitation assistance would be suitable only in conjunction with designation of the area as part of a CHFA Neighborhood Preservation Area or a Marks-Foran Rehabilitation Area.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	329	
Substandard	35	10.63
Major (15+)	20	6.08
Minor (10)	15	4.55
Standard	294	89.36
Conservation (5)	43	13.07
Standard (0)	251	76.29

2. Socio-Economic Data (1975 - C.T. 5032.01)

Median Income - \$13,600
Ethnic Minority Households - 37.6%
Tenure 36.6% owner-occupied
Elderly (62+ yrs.) 5.1%
Size of Household - 3.35 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

No projects from this area were proposed in the Capital Improvement Program.

(2) Public Works Bill

There were no streets improved by the Public Works Bill funds.

SOUTH SAN JOSE AREA B

b. Additional Needs

There are no parks in the area and none are planned.

4. Land Use

A large percentage of this area is planned for Medium Density (8.0 DU/AC) Residential uses. However, Combined Industrial/Commercial and Light Industrial uses are provided at the corner of Lewis and Monterey Roads. Commercial uses are designated for the remainder of the Monterey Road frontage.

SOUTH SAN JOSE AREA C

A. Location

The boundaries of this area are Tully Road, Senter Road, Capitol Expressway and Monterey Highway, excluding the portions included in Areas A and B on the preceding pages. A portion of this area is unincorporated.

B. Summary and Recommendations

The area has a minor substandardness rate. The median income for the census tract is moderate.

Because the substandardness rate of the area is below 4%, no rehabilitation assistance is required at this time.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	1416	
Substandard	15	1.06
Major (15+)	4	0.28
Minor (10)	11	0.78
Standard	1401	98.94
Conservation (5)	82	5.79
Standard (0)	1319	93.15

2. Socio-Economic Data (1975 - C.T. 5032.01)

Median Income - \$13,600

Ethnic Minority Households - 37.6%

Tenure 36.6% owner-occupied

Elderly (62+ yrs.) 5.1%

Size of Household - 3.35 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Improvements to the Capitol/Monterey Road interchange were included in the C.I.P.

(2) Public Works Bill

There were no streets improved with funds from the Public Works Bill.

b. Additional Needs

There are no parks in the area and none are planned. The streets in the County jurisdiction are lacking curb, gutters and sidewalks. Most of the City streets are in good condition with a few exceptions.

4. Land Use

North of Umbarger Road, the primary use is Public Park and Open Space (fairgrounds). There is also a school site (Public/Quasi-Public use). On the eastern border, there are High Density (12-25 DU/AC) and Medium High Density (8-12 DU/AC) Residential uses designated. South of Umbarger Road, Combined Industrial/Commercial, High Density (12-25 DU/AC) and Commercial front onto Monterey Road. East of the Combined Industrial/Commercial uses are Light Industrial uses. The remainder of the area is planned predominantly for Medium Density (8 DU/AC) Residential use, with some Medium High Density (8-12 DU/AC) and High Density (12-25) Residential uses at major intersections. There is also a school site (Public/Quasi-Public use) with an associated park (Public Park and Open Space).

SOUTH SAN JOSE AREA D

A. Location

Located in the South San Jose Planning Area, the area is bounded by Capitol Expressway, Senter Road and Monterey Highway.

B. Summary and Recommendations

The area has a minor substandardness rate and a moderate median income. The land use is primarily Medium Density with some High Density Residential areas.

Based on the minor substandardness rate, this area would be suitable for below market interest rate programs such as Marks-Foran.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	513	
Substandard	21	4.09
Major (15+)	0	0.00
Minor (10)	21	4.09
Standard	492	95.91
Conservation (5)	114	22.22
Standard (0)	378	73.69

2. Socio-Economic Data (1975 - C.T. 5032.02)

Median Income - \$13,480

Ethnic Minority Households - 42.2%

Tenure 74.6% owner-occupied

Elderly (62+ yrs.) 2.1%

Size of Household - 3.67 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

The Capital Improvement Program includes the improvement of the Capitol/Monterey Road interchange.

(2) Public Works Bill

No streets were improved with funds from the Public Works Bill.

b. Additional Needs

Solari Park, located in the area, has unfunded needs of renovation and street improvements. Streets are generally in good condition.

SOUTH SAN JOSE AREA D

4. Land Use

The primary use west of Ezie Street is High Density (12-25 DU/AC) Residential, with some Public/Quasi-Public, Public Park and Open Space, Commercial and Office uses. East of Ezie Street is Medium Density (8 DU/AC) Residential, with one Commercial parcel and a school site (Public/Quasi-Public).

SOUTH SAN JOSE AREA E

A. Location

Located in the South San Jose Planning Area, the area is bounded by Coyote Road, the rear lot line of the north side of Riverview Drive, the rear line of the east side of San Ramon Drive and Senter Road.

B. Summary and Recommendations

The area has a minor substandardness rate and the median income is moderate. Because the substandardness rate is below 4%, this area does not require rehabilitation assistance at this time.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Percentage</u>
Total	382	
Substandard	10	2.62
Major (15+)	4	1.05
Minor (10)	6	1.57
Standard	372	97.38
Conservation (5)	58	15.18
Standard (0)	314	82.20

2. Socio-Economic Data (1975 - C.T. 5032.02)

Median Income - \$13,480

Ethnic Minority Households - 42.2%

Tenure 74.6% owner-occupied

Elderly (62+ yrs.) 2.1%

Size of Household - 3.67 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

No projects in this area were included in the Capital Improvement Program.

(2) Public Works Bill

No streets were improved with funds from the Public Works Bill.

b. Additional Needs

There are no parks in the area and none are planned. The streets are generally in good condition.

4. Land Use

The entire area is planned for Medium Density (8 DU/AC) Residential uses.

SOUTH SAN JOSE AREA F

A. Location

Located in the South San Jose Planning Area, the area is bounded by Capital Expressway, Route 101, Coyote Road and Senter Road.

B. Summary and Recommendations

The area has a minor substandardness rate and a moderate median income level.

Because the substandardness rate is below 4%, this area does not require rehabilitation assistance at this time.

C. Characteristics of Area

1. Housing Conditions

	<u>No. Units</u>	<u>Perdcentage</u>
Total	2005	
Substandard	27	1.35
Major (15+)	0	0.00
Minor)10)	27	1.35
Standard	1978	98.65
Conservation (5)	133	6.63
Standard (0)	1845	92.02

2. Socio-Economic Data (1975 - C.T. 5032.02)

Median Income - \$13,480

Ethnic Minority Households - 42.2%

Tenure - 74.6% Owner-occupied

Elderly (62+ yrs.) 2.1%

Size of Household - 3.67 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Streets: Yerba Buena, from Senter Road to McLaughlin Avenue, is scheduled for funding under the program.

Parks: Ramblewood Park is included for funding in the program.

(2) Public Works Bill

There were no streets improved with funds from the Public Works Bill.

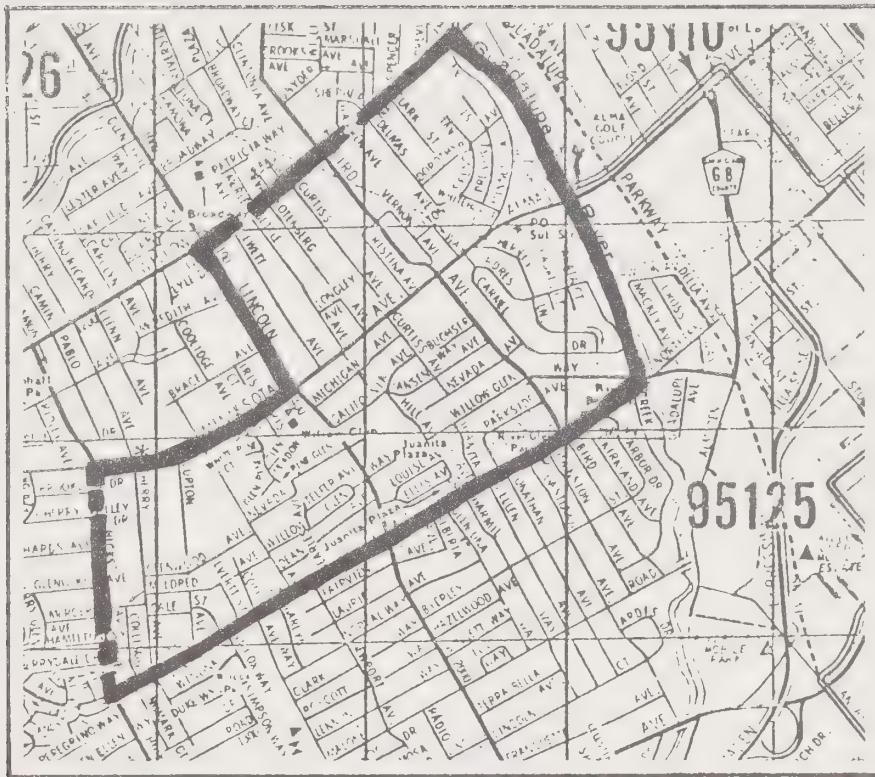
b. Additional Needs

Melody Park, located in the area, has an unfunded need for renovation. The streets in the area are generally in good condition. The area is served by the Coyote Park Creek Chain.

4. Land Use

A large portion of this area is planned for Public Park and Open Space (Coyote Park Chain). The remaining land is designated for Medium Density (8 DU/AC) Residential use, with some Public/Quasi-Public uses and one Commercial parcel.

WILLOW GLEN



WILLOW GLEN

A. Location

The area is bounded by Willow Street, Guadalupe River, Pine Avenue, Hicks Avenue, Minnesota Avenue and Lincoln Avenue. It is part of the Willow Glen Planning Area.

B. Summary and Recommendations

This area has a minor housing substandardness rate. The median income of the area is moderate and there is a high percentage of owner-occupants. There is a large percentage of elderly persons in the area. Although substantial public improvements are funded through the Capital Improvement Program and the Public Works Bill, additional street improvements and further park renovation are needed in the area. The primary land use in the area is Medium Density Residential.

Based on the minor substandardness rate in the area and the moderate incomes, the housing can effectively be improved by a program such as Marks-Foran financing. While the incomes and conditions in the area would not justify designation as a CDBG area for housing improvements, CDBG funds could be used to make public improvements in conjunction with housing improvements financed by one of the programs described above.

C. Characteristics of Area

1. Housing Conditions

1974 Survey: 5.0% Substandard
1975 Census: 2444 total units

2. Socio-Economic Data (1975 - C.T. 5024)

Median Income - \$11,283
Ethnic Minority Households - 14.8%
Tenure 75.5% owner-occupied
Elderly (62+ yrs.) 20.8%
Size of Household - 2.48 persons

3. Capital Improvements

a. Planned

(1) 1977-1982 Capital Improvement Program

Parks: Renovation of River Glen Park is scheduled.
Sewer: The Willow Glen-Gardner Supplement, a 6" - 15" sanitary sewer pipeline is included in the program.

(2) Public Works Bill

Several streets in this area were improved by Public Works Bill funds. Major renovation was done on the following streets:

Michigan Avenue, from Lincoln to Settle
Belmont Avenue, from Belmont Way to Minnesota
Vernon, from Minnesota to Bird
Cristina, from Minnesota to Bird
Milton, from Vernon east to end

Improvements were also made to:

Nevada, from Lincoln east to end
Fairview, from Newport west to end
California, from Lincoln to Settle
Bellvue, from Monterey to Pomona

b. Additional Needs

Additional street improvements are needed in the area. According to a 1977 Public Works Department study, the following streets need improvement:

Everet, from Pine to Mildred
Mercer, from Cherry Glen to Hicks
Glenwood, from Cherry to Lupton
Willow Glen, from Bird to Lincoln
Austin, from Sanborn to west end
Delmas, from Willow to Whitehurst

River Glen Park is located in this area. Renovation of the park is needed. A portion of the funding for this project is included in the Capital Improvement Program. The area is also served by Bramhall and Curtner Parks.

4. Land Use

The predominant planned use in this area is Medium Density (8 DU/AC) Residential. Commercial uses front onto Willow Street and Lincoln Avenue, north of Minnesota. Medium High Density (8-12 DU/AC) Residential fronts onto Lincoln Avenue, south of Minnesota. The following uses are scattered in small areas throughout the remainder of the neighborhood: Medium High Density (8-12 DU/AC), Commercial, Public/Quasi-Public and Public Park and Open Space.

E X H I B I T S

EXHIBIT A

- 0) Sound
 - 1) Needs minor repair
 - 2) Needs major repair

STREET

CFNSUS TRACT

INITIALS

EXHIBIT B

HOUSING CONDITION RATING SYSTEM

<u>Code</u>		<u>Rating</u>
<u>Exterior Walls</u>		
0	No problem	0
1	Needs minor repair	5
2	Needs major repair	15
<u>Roof</u>		
0	No Problem	0
1	Needs minor repair	5
2	Needs major repair	15
<u>Paint</u>		
0	No problem	0
or 1 or 2	Needs repair	5
<u>Foundation</u>		
0	No problem	0
1	Needs minor repair	10
2	Needs major repair	30
<u>Porches</u>		
0	No problem	0
1	Needs minor repair	5
2	Needs major repair	10
<u>Standard</u>		
0	= Standard	
5	= Conservation	
<u>Substandard</u>		
10	= Minor	
15+	= Major	

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